

2008-011293

Klamath County, Oregon



THIS SPACE



08/08/2008 03:19:12 PM

Fee: \$26.00

After recording return to:  
Merlin B. Hawkins and Samice  
Hawkins  
2030 Fargo Street  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Merlin B. Hawkins and Samice Hawkins  
2030 Fargo Street  
Klamath Falls, OR 97603

File No.: 7021-1268515 (DMC)  
Date: August 05, 2008

### STATUTORY WARRANTY DEED

**James Stiles**, Grantor, conveys and warrants to **Merlin B. Hawkins and Samice Hawkins as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**SOUTH 57 FEET OF LOT 3, BLOCK 4 OF THE PLEASANT VIEW TRACT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Fiscal year real property taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$75,000.00**. (Here comply with requirements of ORS 93.030)

FLW

APN: R516551

Statutory Warranty Deed  
- continued

File No.: 7021-1268515 (DMC)  
Date: 08/05/2008

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 8 day of Aug, 2008.

James E Stiles  
James Stiles

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 8 day of Aug, 2008  
by **James Stiles**.

A Hermoluz

Notary Public for Oregon  
My commission expires: 9/15/09