



THIS SPAC

2011-012259
Klamath County, Oregon



11/01/2011 11:36:22 AM

Fee: \$42.00

After recording return to:

Bruce Hawkins

~~9707 Yonna Drive~~ 10350 Yonna Drive

Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:

Bruce Hawkins

~~9707 Yonna Drive~~ 10350 Yonna Drive

Bonanza, OR 97623

Escrow No. MT91798-KR

Title No. 0091798

SWD1 r.041111

STATUTORY WARRANTY DEED

Janna Beth Vaughn,

Grantor(s), hereby convey and warrant to

Bruce Hawkins and Shawna Hawkins, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$130,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 31st day of October, 2011.

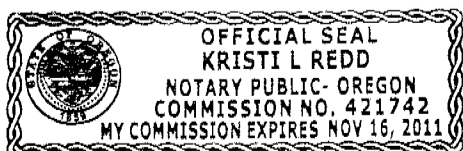
Janna Beth Vaughn

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 31, 2011 by Janna Beth Vaughn.

(Notary Public for Oregon)

My commission expires 11/16/2011



42m

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Government Lot 3, being the NW1/4 SW1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the brass cap monument marking the W1/4 corner of said Section 31; thence South 89°55'49" East along the North line of said Government Lot 3, 484.00 feet; thence South 00°05'06" East 900.00 feet; thence North 89°55'49" West 484.00 feet to the West line of said Government Lot 3; thence North 00°05'06" West 900.00 feet to the point of beginning.

TOGETHER WITH the right of ingress and egress over and across a 40 foot strip of land, the North line of which is described as follows:

Beginning at a point which is located South 89°55'49" East 484.00 feet and South 00°05'06" East 556.84 feet from the brass cap monument marking the W1/4 corner of said Section 31; thence South 89°57'09" East 792.41 feet to the East line of said Government Lot 3.