

15t 1809648 - AF

2012-001272

Klamath County, Oregon



THIS SPACE



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02/03/2012 11:05:36 AM

Fee: \$42.00

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:  
Klamath Lake Land Trust  
PO Box 5142  
Klamath Falls, OR

Grantor Address:  
Bruce W. Hawkins and Shawna L. Hawkins  
c/o First American Title  
404 Main Street, Ste 1  
Klamath Falls, OR 97601

File No.: 7021-1809648 (ALF)  
Date: December 21, 2011

### STATUTORY WARRANTY DEED

**Bruce W. Hawkins and Shawna L. Hawkins as tenants by the entirety**, Grantor, conveys and warrants to **Klamath Lake Land Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:**

**GOVERNMENT LOTS 1, 2, 7, 8, 9, 10, 15 AND 16, ALSO DESCRIBED AS THE NE 1/4 OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**PARCEL 2:**

**GOVERNMENT LOTS 3, 4, 5, 6, 11, 12, 13 AND 14, ALSO DESCRIBED AS THE NW 1/4 OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**Subject to:**

1. 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 **\$400,000.00**. (Here comply with requirements of ORS 93.030)

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

Dated this 2 day of February, 2012.

Bruce W. Hawkins  
Bruce W. Hawkins

Shawna L. Hawkins  
Shawna L. Hawkins

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 2 day of February, 2012  
by **Bruce W. Hawkins and Shawna L. Hawkins.**

[Signature]



Notary Public for Oregon  
My commission expires: 10/16/2014