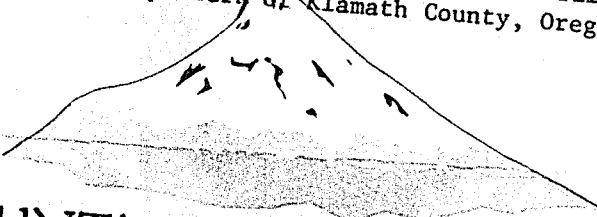


69814 MTC-171746
KNOW ALL MEN BY THESE PRESENTS, That JAMES L. WIFORD AND JUDY A. WIFORD,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GENE A. HAGEN and LAURA J. HAGEN, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 19 in Block 8, Tract no. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



MOUNTAIN TITLE COMPANY

"This instrument will 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 approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9 day of October, 1986, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Wasco } ss.
October 9, 1986

James L. Wiford
Judy A. Wiford
STATE OF OREGON, County of } ss.
October 9, 1986

Personally appeared the above named James L. Wiford and Judy A. Wiford, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Evelyn J. Clayton
Notary Public for Oregon
My commission expires: 7/19/89

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

James L. Wiford & Judy A. Wiford

GRANTOR'S NAME AND ADDRESS
Gene A. Hagen & Laura J. Hagen
3868 Rio Vista
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of December, 1986, at 11:20 o'clock A.M., and recorded in book M86 on page 24023 or as file/reel number 69814, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00
By Evelyn Biehn, County Clerk
Recording Officer
Deputy