



WARRANTY DEED - INDIVIDUAL

32757

AFTER RECORDING RETURN TO:  
 CHUCK H. HAGEN  
 CATHY B. HAGEN  
 1122 NORTH 8TH  
 KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

RUTH M. MOORE and SHIRLEY M. PALM hereinafter called grantor, convey(s) to CHUCK H. HAGEN and CATHY B. HAGEN, husband and wife, hereinafter called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A".

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$30,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 12th day of October, 1988.

Ruth M. Moore  
 RUTH M. MOORE

Shirley M. Palm  
 SHIRLEY M. PALM

STATE OF OREGON, County of KLAMATH)ss.

November 17, 1988. Personally appeared the above named RUTH M. MOORE and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Sandra Handsaker  
 Notary Public for OREGON  
 My Commission Expires: 7-23-89

STATE OF WASHINGTON, County of King)ss.

Oct 17<sup>th</sup>, 1988.

Personally appeared the above named SHIRLEY M. PALM and acknowledged the foregoing instrument to be her voluntary act and deed.

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Before me:

Notary Public for Washington

My Commission Expires: 5-90-92

## EXHIBIT "A"

The following described real property in Klamath County, State of Oregon:

## PARCEL NO. 1:

The Southeasterly one-half of Lots 1 and 2, Block 4, FIRST ADDITION TO KLAMATH FALLS, Oregon, more particularly described as follows, to wit:

Beginning at a point on the Northerly line of Lot 1, Block 4, said FIRST ADDITION, 55 feet in a Southeasterly direction from the most Northerly corner of said Lot 1; thence continuing in a Southeasterly direction along the Northerly line of Lot 1, 55 feet, more or less, to the most Easterly corner of said Lot 1; thence in a Southwesterly direction along the Easterly line of Lots 1 and 2, 104 feet, more or less, to the most Southerly corner of Lot 2, said Block 4; thence in a Northwesterly direction along the Southerly line of said Lot 2, 55 feet, more or less to a point 55 feet in a Southeasterly direction from the most Westerly corner of said Lot 2; thence in a Northeasterly direction 104 feet, more or less, to the point of beginning.

## PARCEL NO. 2:

The Southeasterly one-half of Lot 3, Block 4, FIRST ADDITION TO KLAMATH FALLS, Oregon, more particularly described as follows, to wit:

Beginning at a point on the Northeasterly line of Lot 3, Block 4, said FIRST ADDITION, 55 feet in a Southeasterly direction from the most Northerly corner of said Lot 3; thence continuing in a Southeasterly direction along the Northeasterly line of said Lot 3, 55 feet, more or less, to the most Easterly corner of said Lot; thence in a Southwesterly direction along the Easterly line of said Lot, 52 feet, more or less, to the most Southerly corner of said Lot; thence in a Northwesterly direction along the Southerly line of said Lot, 55 feet; thence Northeasterly, parallel to the Easterly line of said Lot, 52 feet, more or less to the point of beginning.

SUBJECT TO: 1) 1988-1989 taxes, a lien not yet payable. 2) Regulations including levies, liens and utility assessments of the City of Klamath Falls. 3) Trust Deed, including the terms and provision thereof to secure the amount noted below and other amounts secured thereunder, if any: Grantor: Eugene A. Page and Beverly A. Page, husband and wife, Trustee: Transamerica Title Insurance Company, Beneficiary: First National Bank of Oregon, Dated: November 20, 1975, Recorded: November 20, 1975 in Book M-75 at page 14679.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day of Nov. A.D., 19 88 at 11:29 o'clock AM., and duly recorded in Vol. M88 of Deeds on Page 18910

Evelyn Biehn County Clerk

FEE \$13.00

By Pauline Mullendar