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84966 07-28-94A10:56 RCVDWARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Volm94 Page 23116

FORREST D. BABCOCK AND JANE P. BABCOCK, Husband and Wife

conveys and warrants to LAWRENCE S. HAGEL AND MARY O. HAGEL, Husband and Wife, Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit: Lot 7, Block 3, WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2309-001AO-03400

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 11,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 28th day of July, 1994

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

FORREST D. BABCOCK

JANE P. BABCOCK

STATE OF OREGON, County of Washington

This instrument was acknowledged before me on July 22, 1994, by FORREST D. BABCOCK JANE P. BABCOCK

OFFICIAL SEAL
SARAH R. POLING
NOTARY PUBLIC-OREGON
COMMISSION NO. 0055411
MY COMMISSION EXPIRES MAR. 21, 1995Notary Public for Oregon
My commission expires 3.21.95

WARRANTY DEED

FORREST D. BABCOCK

GRANTOR

LAWRENCE S. HAGEL

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

LAWRENCE S. HAGEL

MARY O. HAGEL

4435 SCENIC DR. NW

ALBANY, OR 97321

NAME, ADDRESS, ZIP

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

LAWRENCE S. HAGEL

4435 SCENIC DR. NW

ALBANY, OR 97321

S13524TL

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

1. 1994/95 Taxes, a lien not yet due and payable.

2. Declaration, restrictions, protective covenants and conditions for Wagon Trail Ranch recorded in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon and amended by instrument recorded January 5, 1977 in Volume M77, page 207, and recorded January 5, 1977 in Volume M77, Page 210, Microfilm Records of Klamath County, Oregon.

3. Easements for utilities and fire protection as shown on the official plat of Wagon Trail Acreages No. 1.

4. Assessment of Wagon Trail Ranch Property Owners Association, if any.

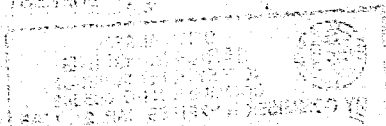
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 28th day
of July A.D. 1994 at 10:56 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 23116.

Evelyn Biehn, County Clerk.

By Pauline Mulholland

FEE \$35.00



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