

WARRANTY DEED

CHUCK H. HAGEN and CATHY B. HAGEN, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
FRANK O. ANDERSON
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 45,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00

In Witness Whereof, the grantor has executed this instrument this 7th day of October, 1994; 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.

STATE OF OREGON,
County of Klamath
October 12, 1994 ss.

Personally appeared the above named
CHUCK H. HAGEN
CATHY B. HAGEN

_____ and acknowledged the foregoing instrument
to be _____ their voluntary act and deed.

Before me: Christine L. Bell
Notary Public for Oregon
My commission expires: 11/16/95



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____,
president, and by _____,
secretary of _____.

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

CHUCK H. HAGEN and CATHY B. HAGEN
1122 N. 8TH STREET
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
FRANK O. ANDERSON
1122 N. 8TH STREET
KLAMATH FALLS, OR 97601

FRANK O. ANDERSON
1122 N. 8TH STREET
KLAMATH FALLS, OR 97601

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

FRANK O. ANDERSON
1122 N. 8TH STREET
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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 _____ on page _____ or as
file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1

The Southeasterly one-half of Lots 1 and 2, Block 4, FIRST ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

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 place of beginning.

PARCEL 2

The Southeasterly one-half of Lot 3, Block 4, FIRST ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 14th day
of Oct A.D., 19 94 at 3:21 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 32152
Evelyn Biehn
By Pauline Muller County Clerk

FEE \$35.00