

WARRANTY DEED

ASPEN TITLE #01042710
AFTER RECORDING RETURN TO:
MICHAEL A. HODGINS
535 W. 19th Ave.
Anchorage, Alaska 99503

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

JOHN F. HAGARTY AND ROSEMARIE HAGARTY hereinafter called
GRANTOR(S), convey(s) to MICHAEL A. HODGINS hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 25, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

ALSO all that portion of the strip of land lying contiguous to
the Northerly boundary of Lot 25, Block 125, MILLS ADDITION TO
THE CITY OF KLAMATH FALLS, shown on the map filed May 1, 1926 in
the Klamath County Records, and between extensions of the
Easterly boundary line and the Westerly boundary line of said
Lot to the centerline of that strip of land described in that
certain correction deed to the United States dated September 28,
1912, recorded in Book 38 at Page 209, filed in the Records of
Klamath County, Oregon.

CODE 1 MAP 3809-33AD TAX LOT 3700

"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 30.390."

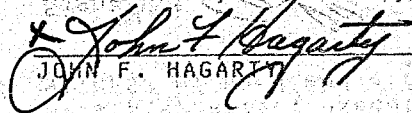
and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

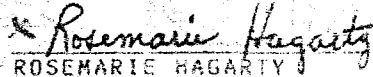
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$25,000.00.

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 5th day of January 1995.


JOHN F. HAGARTY


ROSEMARIE HAGARTY

STATE OF FLORIDA)
COUNTY OF PINELLAS) ss.

On 8/11/95
JOHN & ROSEMARIE HAGARTY before me,
personally appeared John F.
Hagarty and Rosemarie Hagarty

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are

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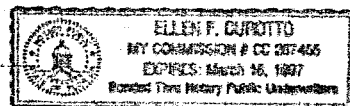
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature

Ellen F. Gupotto

My commission expires:

03/16/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of Jan A.D., 19 95 at 11:08 o'clock A M., and duly recorded in Vol. 1995
of Deeds on Page 944

FEE \$35.00

Bernetha G. Letsch County Clerk

By *Bernetha G. Letsch*

WARRANTY DEED
SUBSCRIBED AND SIGNED by me, the undersigned, on this day of January, 1995, at Klamath Falls, Oregon, in and to the effect and content of the foregoing instrument, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Notary Public for Oregon
My Commission Expires March 16, 1997
Bonded Three History Public Underwriters

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ASPEN TITLE & ESCROW, INC.

Aspen

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