

After recording return to (Name, Address, Zip)

Lyle B. Wageman/Norma L. Wageman
3825 Mazama Drive
Klamath Falls, OR 97603

Until requested otherwise send all tax statements to
Lyle B. Wageman/Norma L. wageman
3825 Mazama Drive
Klamath Falls, OR 97603

K-48093

08-23-95P03:34 RCVD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DENA L. MCCLUNG, WHO ACQUIRED TITLE AS DENA L. BULLION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LYLE B. WANGEMAN and NORMA L. WANGEMAN, husband and wife hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to wit:

Lot 5 and the easterly 8 feet of Lot 4 in block 1 of Mazama Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with 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

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

and that grantor will warrant and forever defend the 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 \$ 92,000.00

^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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of August, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Dena McClung
 DENA MCCLUNG BY E.T.C. SERVICES CORPORATION
Ann Tschan
 BY: ANN TSCHAN, AUTHORIZED AGENT

*

WARRANTY DEED

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 19 _____,
 by _____

This instrument was acknowledged before me on _____, 19 _____,
 by _____
 as _____
 of _____

 Notary Public for Oregon
 My Commission expires _____

22749

NOTARY ACKNOWLEDGMENT
 ATTACHED TO Warranty Deed
 dated _____

STATE OF WASHINGTON)

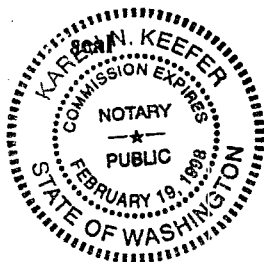
) SS

COUNTY OF KING)

On this 9 day of August, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, duly appointed and sworn, personally appeared Ann Eschan to me known to be the authorized agent of E.T.C. SERVICES CORPORATION, the corporation that executed the foregoing instrument, as attorney in fact, and on oath stated that said corporation is authorized to execute the said instrument and acknowledged it as the attorney in fact of Dena h. McClung,

and acknowledged that it signed the same as the free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal(s) is now living and is not incompetent.

Given under my hand and official seal the day and year last above written.



Karen N. Keefer
 Notary Public in and for the State of
 Washington, residing at Seattle
 May appointment expires 2-19-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the 23rd day
 of Aug A.D., 19 95 at 3:34 o'clock P M., and duly recorded in Vol. M95,
 of _____ Deeds _____ on Page 22747

FEE \$40.00

By Bernetha G. Letsch Bernetha G. Letsch, County Clerk