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08-29-95P03:56 RCVD WARRANTY DEED

Vol. 1798 Page 23339



KNOW ALL MEN BY THESE PRESENTS, That ..... COMMONWEALTH FINANCIAL, LTD.,

an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David and Kim Ragan of Lake Oswego, Oregon

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 13, Block 66, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Code 36 Map 3811-3CO TL 1300

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$2,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28th 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.

COMMONWEALTH FINANCIAL, LTD.,  
by Harry Glenn

STATE OF OREGON, County of Klamath ) ss.

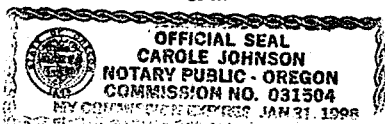
This instrument was acknowledged before me on , 19 ,

by August 28 , 1995 ,

by Harry Glenn

as Vice-President

of Commonwealth Financial, Lt.

Carole Johnson  
Notary Public for Oregon  
My commission expires January 31, 1998

P.O. Box 5182

Klamath Falls, Or. 97601

Grantor's Name and Address

David Ragan

308 Cervantes Circle

Lake Oswego, Or. 97035

Grantee's Name and Address

After recording return to (Name, Address, Zip):

David Ragan

308 Cervantes Circle 97035

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED  
FOR  
RECORDER'S USE

Fees: \$30.00

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 29th day of August, 1995, at 3:56 o'clock P.M., and recorded in book/reel/volume No. M95 on page 23339 and/or as fee/file/instrument/microfilm/reception No. 5333, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

By Lynette Bliley, Deputy.

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