

After Recording Return To:
Barry Rubenstein
P.O. Box 10567
Eugene, OR 97440

Until a Change is Requested,
Mail Tax Statements To:
Deanna L. Hackett
25073 W. Demming
Elmira, OR 97437

WARRANTY DEED - STATUTORY FORM

Richard A. Hackett and Deanna L. Hackett, Grantors, convey and warrant to Deanna L. Hackett, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 in Block 10 of WAGON TRAIL ACREAGES NO. 1, THIRD
ADDITION-TRACT 1136, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

Subject to: Easements, conditions, restrictions, and encumbrances of record.

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.

The true consideration for this conveyance is none.

The liability and obligations of Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any

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such title insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Dated this 25th day of January, 1996.

Richard A. Hackett
Richard A. Hackett

Deanna Lee Hackett
Deanna Lee Hackett

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on 1/25, 1996 by Richard A. Hackett and Deanna L. Hackett.



Christine L. Juza
Notary Public for Oregon
My commission expires: 9/30/99

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____ the 31st day
of JAN A.D., 19 96 at 3:06 o'clock P M., and duly recorded in Vol. M96,
of _____ Deeds _____ on Page 2844.

FEE \$35.00

By Bernetha G. Letsch County Clerk
[Signature]