

'96 FEB -6 P3:49



WARRANTY DEED

ASPEN TITLE ESCROW NO. 03044261

AFTER RECORDING RETURN TO:

OMA M. GEORGE BLACKWELL

2335 RADCLIFFE
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDOROTHY LUCILLE COOPER HAGERMAN, hereinafter called GRANTOR(S),
convey(s) to OMA M. GEORGE BLACKWELL, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lot 13, Block 307, DARROW ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

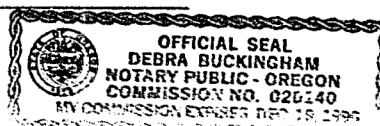
Code 1 Mpa 3809-33DD TL 5600

"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, 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
\$20,000.00.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 February, 1996.Dorothy Lucille Cooper Hagerman
DOROTHY LUCILLE COOPER HAGERMAN

STATE OF OREGON, County of Klamath)ss.

On February 6th, 1996, personally appeared the above named
DOROTHY LUCILLE COOPER HAGERMAN and acknowledged the foregoing
instrument to be her voluntary act and deed.Before me, Debra Buckingham
Notary Public for Oregon
My Commission Expires: January 31, 1998

12-19-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 6th day
of Feb A.D., 19 96 at 3:49 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 3547

FEE \$30.00

By Bernetha G. Leisch County Clerk
Lynette Freitag