



96 APR 15 AM 1:39

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044497

AFTER RECORDING RETURN TO:
Mr. and Mrs. Gene H. Smagge
5447 Lockford Drive
Klamath Falls, OR 97603

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

FAY R. COOPER and HELEN M. COOPER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to GENE H. SMAGGE and
EDNA E. SMAGGE, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 4 in Block 2, Tract No. 1228, LOCKFORD, in the County of
Klamath, State of Oregon.

Code 41, Map 3909-11DA, Tax Lot 5400

"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
\$85,900.00.

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 11th day of April, 1996.

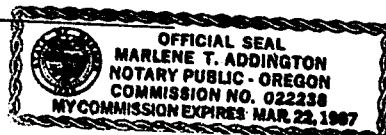
Fay R. Cooper
FAY R. COOPER

Helen M. Cooper
HELEN M. COOPER

STATE OF OREGON, County of Klamath)ss.

On April 15, 1996, personally appeared the above named Fay
R. Cooper and Helen M. Cooper and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of April A.D., 19 96 at 11:39 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 10412

FEE \$30.00

By Bernetha G. Letsch, County Clerk