

MTC 39386 MS

THOMAS A. HAGER and ROSE L. HAGER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JANET AVANT,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 104 IN BLOCK 31 OF FOURTH ADDITION TO NIMROD RIVER PARK, ACCORDING TO
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said 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.

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 and actual consideration for this conveyance is \$ 2,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 70, GLIDE, OR 97443

Dated this 11th day of OCTOBER 1996

Thomas A. Hager
THOMAS A. HAGER

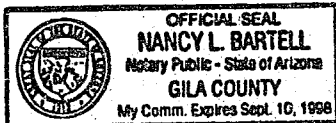
Rose L. Hager
ROSE L. HAGER

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA SS. OCTOBER 11 1996
COUNTY OF YAVAPAI

Personally appeared the above named Thomas A. Hager
and Rose L. Hager

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Nancy L. Bartell
Notary Public for _____

My commission expires _____

ESCROW NO. MT39386-MS

Return to:
JANET AVANT
PO BOX 70
GLIDE, OR 97443

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 17th day of October A.D. 19 96
at 11:38 o'clock A.M. and duly recorded
in Vol