

MT39826MS

WARRANTY DEED

HANNON

MARY M. HAYDEN and JACQUELINE L. HANNON, as tenants in common, Grantor(s) hereby grant, bargain, sell and convey to: JONATHAN B. REAGAN and ANITA H. REAGAN, husband and wife, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3206 Shasta Way, Klamath Falls, OR 97603

Dated this 17th day of Dec., 1996.

Mary M. Hayden
MARY M. HAYDEN

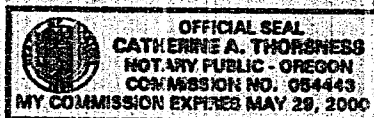
Jacqueline L. Hannon
JACQUELINE L. HANNON

STATE OF Oregon
COUNTY OF Clatsop

SS. Dec. 17 1996

Personally appeared the above named MARY M. HAYDEN AND JACQUELINE L. HANNON

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Catherine A. Thorsness

Notary Public for Oregon

My commission expires 5-29-2000

(seal)

ESCROW NO. MT39826-MS

Return to:

JONATHAN B. REAGAN
3206 Shasta Way
Klamath Falls, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

39402

The West half of Lot 1 in Block 1 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the iron pipe marking the Southwest corner of Lot 1 of HOME ACRES SUBDIVISION; thence North 0 degrees 21' 15" East along the Westerly boundary of said Lot 1, 159.75 feet to an iron pipe; thence South 89 degrees 46' 45" East 5.0 feet to an iron pipe; thence South 0 degrees 21' 15" West 75.0 feet to an iron pipe; thence South 89 degrees 46' 45" East 69.96 feet to an iron pipe on the Easterly boundary of the West half of said Lot 1; thence South 0 degrees 21' 15" West along the said Easterly boundary of the West half of said Lot 1, 84.75 feet to an iron pipe on the Southerly boundary of said Lot 1; thence North 89 degrees 46' 45" West 74.95 feet, more or less, to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritrust the 19th day
of December A.D. 1996 at 3:37 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 9401

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross