

JAN 24 1997

MTC 40201KR

CHARLES LABUWI and DIANE LABUWI, as tenants in common, Grantor(s) hereby grant, bargain, sell and convey to: WILLIAM A. FAGAN and LONNA M. FAGAN, as tenants by the entirety, 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:

LOTS 4 AND 5 IN BLOCK 47 OF FIRST ADDITION TO KLAMATH FALLS, 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 \$ 170,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9601 HIGHWAY 39, KLAMATH FALLS, OR 97603

Dated this 16th day of January, 1997.

CHARLES LABUWI

SEE BACK SIDE FOR MEXICAN

NOTARY

DIANE LABUWI

STATE OF Oregon

COUNTY OF Klamath

SS.

19

Personally appeared the above named Charles Labuwi

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for OREGON

My commission expires _____

(seal)

ESCROW NO. MT40201-KR

Return to:

WILLIAM A. FAGAN
9601 HIGHWAY 39
KLAMATH FALLS, OR 97603

* See next page
for notary
acknowledgment. *

NOTARY PUBLIC, I HEREBY CERTIFY THAT THE FOREGOING DEED WAS READ TO THE PARTIES AND BY THEM APPROVED AND SIGNED IN MY PRESENCE.

TO HAVE FULL FORCE AND EFFECT, THE PARTIES HAVE REQUESTED THAT THE FOREGOING DEED BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON.

- - EL LIC. HECTOR CASTRO CASTRO, NOTARIO PUBLICO NUMERO SIETE DEL ESTADO, CON EJERCICIO EN LOS MUNICIPIOS DE LA PAZ, LOS CABOS, COMONDU, MULEGE Y LORETO, C E R T I F I C A: QUE LA FIRMA QUE CALZA EL PRESENTE DOCUMENTO ES AUTENTICA POR HABER SIDO PUESTA POR LA SENORA DIANA KAY LA BUWI, EN MI PRESENCIA, QUIEN MANIFESTO QUE ES LA MISMA QUE UTILIZA EN TODOS SUS ACTOS PUBLICOS Y PRIVADOS
- - ESTA CERTIFICACION TENDRA VALIDEZ SIEMPRE Y CUANDO, LAS LEYES DEL LUGAR EN DONDE SE VAYA AUTILIZAR, NO ESTABLEZCAN ALGUNA OTRA FORMALIDAD, PARA TAL EFECTO
- - - CABO SAN LUCAS, BAJA CALIFORNIA SUR, A DIECISEIS DE ENERO DE MIL NOVECIENTOS NOVENTA Y SIETE. DOY FE

[Handwritten signature]



Note: Original 1997
"Warranty Deed"
Notary Pg.
Ex. P.O.A. For PRC

[Handwritten notes: 7x50 032 #, 100 on 100]

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 24th day of January A.D., 19 97 at 3:48 o'clock P.M., and duly recorded in Vol. M97 of Deeds on Page 2214

FEE \$35.00

by Bernetha G. Letsch, County Clerk
[Signature]