

WARRANTY DEED

MTC 40201 KR

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

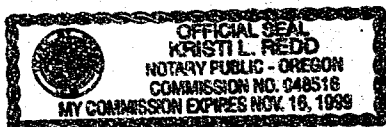
Dated this 16th day of January, 1997.

X Charles Labuwi
CHARLES LABUWI

① Diane Labuwi
DIANE LABUWI

STATE OF Oregon SS. JAN. 16 19 97
COUNTY OF Klamath
Personally appeared the above named Charles Labuwi

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/16/99

ESCROW NO. MT40201-KR

Return to:

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

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 24th day of January A.D., 1997
at 3:48 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 2216

Bernetha G. Letsch, County Clerk

By Kathleen Rosa

Fee, \$30.00

Deputy.

97 JAN 24 P 3:48