

35413

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97 APR -3 P3:43

 **Aspen**
TITLE & ESCROW, INC.

STATE OF OREGON,
County of Klamath ss.
WARRANTY DEED
Filed for record at request of:

ASPEN TITLE NO. 01046018

AFTER RECORDING RETURN TO:

JOAN BEVERLY THOMAS
CHARLES M. HAGEN

2224 Timberline Dr.
Klamath Falls OR 97603

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

Aspen Title & Escrow
on this 3rd day of April A.D., 1997
at 3:43 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 9842
Bernetha G. Letsch, County Clerk
By Kathleen Rose
Fee, \$30.00 Deputy.

E. RONALD ISAKSON, hereinafter called GRANTOR(S), convey(s) to
JOAN BEVERLY THOMAS and CHARLES M. HAGEN, not as tenants in
common but with full rights of survivorship, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 4, Tract 1289, FOURTH ADDITION TO EAST HILLS ESTATES, in
the County of Klamath, State of Oregon.

CODE 91 MAP 3909-1AD TL 4000

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$240,000.00.

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 1st day of April, 1997.

E. Ronald Isakson
E. RONALD ISAKSON

STATE OF OREGON, County of Klamath)ss.

On April 3, 1997, personally appeared E. RONALD ISAKSON who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Carole Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98

