



STATE OF OREGON;
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ATC #03046617
AFTER RECORDING RETURN TO:
JAMIE A. JENNINGS
SUZANNE CARSON
65 Pine Street
Klamath Falls, OR 97601

Aspen Title & Escrow

on this 20th day of August A.D. 1997
at 3:45 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 27382

Bernetha G. Letsch, County Clerk

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

By Kathleen Rose
Fee, \$30.00 Deputy.

MICHAEL D. HARGAN, hereinafter called GRANTOR(S), convey(s) to
JAMIE A. JENNINGS and SUZANNE CARSON, each with an undivided
1/2 interest, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 39, block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-35AD TL 5100

"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, All-Inclusive Trust
Deed, including the terms and conditions thereof, recorded
September 27, 1990, in Book M-90 Page 20747, Mortgage Records
of Klamath County Oregon, by mesne assignments now in favor of
Orchard Bank, which All-Inclusive Trust Deed the Grantees
herein DO NOT agree to assume and pay and Grantors herein
warrant that this All-Inclusive Trust Deed will be paid in full
prior to or at the time payment in full of the Trust Deed
between Grantor and Grantee herein which is being recorded
immediately subsequent to the recording of this Deed.,

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
\$35,000.00.

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 20th day of August, 1997.

Michael D. Hargan
MICHAEL D. HARGAN

STATE OF OREGON, County of Klamath)ss.

On August 20, 1997, personally appeared MICHAEL D. HARGAN who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Carol A. Linde
Notary Public for Oregon
My Commission Expires: August 15, 2000.

