



WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01047608

AFTER RECORDING RETURN TO:

JAMES D. HAGER

4302 PEPPERWOOD DR.
KLAMATH FALLS, OR. 97603

Aspen Title & Escrow
on this 15th day of May A.D., 1998
at 10:32 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 16603
Bernetha G. Letsch, County Clerk

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

By Kathleen Ross
Fee, \$30.00 Deputy:

JIMMY WYATT SANFORD, hereinafter called GRANTOR(S), convey(s)
and warrants to JAMES D. HAGER, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 20 in Block 5 of Tract No. 1025, WINCHESTER, in the County
of Klamath, State of Oregon.

Code 41, Map 3909-11CD, Tax Lot 9300

"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
\$72,900.00.

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 8th day of May, 1998.

Jimmy Wyatt Sanford
JIMMY WYATT SANFORD

STATE OF OREGON, County of Klamath ss.

On 5-14-98, personally appeared the above named Jimmy Wyatt Sanford
and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01

