



WARRANTY DEED

ATC #03048503

AFTER RECORDING RETURN TO:
MICHAEL & DEBRA HARRIGAN
20218 20TH PLACE NE
SEATTLE, WA 98155

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

JAMES O'CONNELL and ANASTASIA O'CONNELL, hereinafter called
GRANTOR(S), convey(s) and warrants to MICHAEL D. HARRIGAN and
DEBRA A. HARRIGAN, hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

Lot 1, Block 54, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29BA TL 300

"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
\$88,450.00.

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 5th day of October, 1998.

James O'Connell
JAMES O'CONNELL

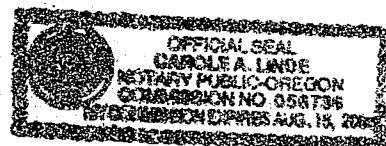
Anastasia O'Connell
ANASTASIA O'CONNELL

STATE OF OREGON, County of Klamath)ss.

On October 5, 1998, personally appeared JAMES O'CONNELL AND
ANASTASIA O'CONNELL who acknowledged the foregoing instrument
to be their voluntary act and deed.

Charles A. Linde
Notary Public for Oregon

My Commission Expires: 8/15/00.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
of October A.D. 19 98 at 3:33 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 37301

FEE \$30.00

By Bernetha G. Letch, County Clerk
Kathleen Ross