

96 OCT 13 AM 1:49



WARRANTY DEED

ATC #03049389
 AFTER RECORDING RETURN TO:
 KARIN L. HAGEN
 2632 BLY STREET
 KLAMATH FALLS, OR 97601

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

WILLIAM E. MC NUTT and DIANNA L. MC NUTT, hereinafter called
 GRANTOR(S), convey(s) and warrants to KARIN L. HAGEN,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of KLAMATH, State of Oregon, described as:

Lots 5 and 6, Block 1, FIRST ADDITION TO BUENA VISTA ADDITION TO
 THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
 Oregon.

CODE 1 MAP 3809-1900 TL 3500

"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
 \$85,000.00.

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 10 day of October, 1998.

William E. Mc Nutt
 WILLIAM E. MC NUTT

Dianna L. Mc Nutt
 DIANNA L. MC NUTT

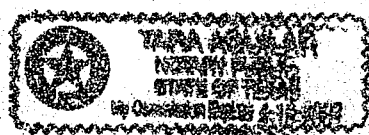
STATE OF Texas, County of Bordado, ss.

On October 10, 1998, personally appeared WILLIAM E. MC NUTT
 AND DIANNA L. MC NUTT who acknowledged the foregoing instrument
 to be their voluntary act and deed.

Tara Aniloi
 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
 on this 12th day of October A.D. 1998
 at 11:49 o'clock A. M. and duly recorded
 in Vol. 1198 of Deeds Page 37530
 Berntha G. Leach, County Clerk

By Kathleen Rosa
 Fee, \$30.00 Deputy.