

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

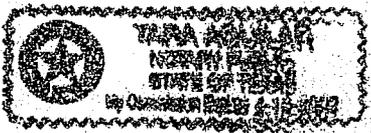
Dianna L. Mc Nutt  
DIANNA L. MC NUTT

STATE OF Texas, County of Bordwell 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.

Jara Anilala  
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 11th day of October A.D. 1998  
at 11:49 o'clock A. M. and duly recorded  
in Vol. 192 of Deeds Page 37530  
Berntha G. Leach, County Clerk  
By Kathleen Ross  
Fee, \$30.00 Deputy.