

72114

Vol. 1998 Page 47270

98 DEC 28 AM 1:36



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01048935

AFTER RECORDING RETURN TO:

ROLAND R. HAGON

P.O. Box 358
Leno, OR 97627UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

THOMAS C. ODEN and DENISE D. ODEN, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to ROLAND
R. HAGON, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

The Northerly 180.92 feet of Lot 3 in Block 17, SECOND ADDITION
TO KLAMATH RIVER ACRES, in the County of Klamath, State of
Oregon.

Tax Acct No.: 021-3907-02500-03601

"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." *all*

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
\$95,000.00.

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 22nd day of December, 1998.

Thomas C. Oden
THOMAS C. ODEN

Denise D. Oden
DENISE D. ODEN

STATE OF OREGON, County of Klamath)ss.

On December 23, 1998, personally appeared Thomas C. Oden and
Denise D. Oden who acknowledged the foregoing instrument to be
their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of December A.D., 19 98 at 11:36 o'clock A.M., and duly recorded in Vol. 1998
of Deeds on Page 47270.

FEE \$30.00

By Bernetha G. Letsch, County Clerk