

99 APR 13 AM 11:32

MTC 47604-KC
WARRANTY DEED

Vol M99 Page 13359

CARMELA ESPINOZA,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RICHARD T. RAGAN and KIMBERLY K. RAGAN, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 386 IN BLOCK 113, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 42,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7809 DONNEGAL AVE, KLAMATH FALLS, OR 97603

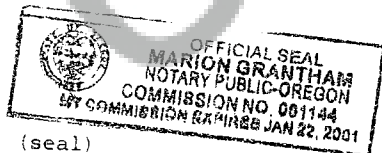
Dated this 12 day of April, 1999

Carmela Espinoza
CARMELA ESPINOZA

STATE OF Oregon
COUNTY OF Klamath SS. April 12 19 99

Personally appeared the above named Carmela Espinoza

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT47604-KC

Return to:
RICHARD T. RAGAN
7809 DONNEGAL AVE
KLAMATH FALLS, OR 97603

STATE OF OREGON, COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle
of April A.D. 1999 at 11:32 o'clock A. M., and duly recorded in Vol M99 day
of Deeds on Page 13359

FEE \$30.00

Linda Smith, County Clerk

by Kathleen Bross