



1999 SEP 14 PM 3:00

After recording return to:

Patrick Hagerty

5462 Gatewood

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Patrick Hagerty

5462 Gatewood

Klamath Falls, OR 97603

Escrow No. K54451B

Title No. K54451B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 9/14/99, at 3:00 p.m.

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Linda Smith,

County Clerk

Fee \$ 30.00

STATUTORY WARRANTY DEED

Catherine Louise Phillips, an estate in fee simple, Grantor, conveys and warrants to Patrick D. Hagerty and Nicole E. Hagerty, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 10 in Block 8, Tract 1064, First Addition to Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$94,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 13th day of September, 1999.

Catherine Louise Phillips

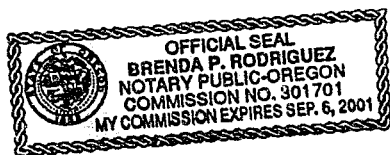
Catherine Louise Phillips

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 13 day of September, 1999
by Catherine Louise Phillips



BH

NSH

Brenda P. Rodriguez
Notary Public for Oregon
My commission expires: 9-6-01