

1999 NOV 18 AM 11:27

LARRY J. HAGEN,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LARRY JOE HAGEN, JR. and RHONDA LEE HAGEN, 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
3909-011AA-01600 547732

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 49,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5649 INDEPENDENCE AVE., KLAMATH FALLS, OR 97603

Dated this 15th day of November 1999

Larry J. Hagen
LARRY JOE HAGEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 15, 1999 by LARRY
J. HAGEN.

Lisa Legget Weatherby
(Notary Public for Oregon)

My commission expires 11/20/99

ESCROW NO. MT49344-LW

Return to:
LARRY JOE HAGEN, JR.
5649 INDEPENDENCE AVE.
KLAMATH FALLS, OR 97603



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EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin on the Southerly line of Tract 11, INDEPENDENCE TRACTS, which lies South 78 degrees 23' East along the Southerly line of Tract 11, a distance of 89.09 feet from the iron pin which marks the Southwest corner of said Tract 11, and running thence:

Continuing South 78 degrees 23' East along the Southerly line of Tract 11, a distance of 41.48 feet; to an iron pin; thence North 0 degrees 13' West a distance of 194.5 feet to the Northerly line of Tract 13, INDEPENDENCE TRACTS; thence South 89 degrees 58' West along the Northerly line of Tract 13, INDEPENDENCE TRACTS, a distance of 40.6 feet to an iron pin; thence South 0 degrees 13' East a distance of 186.18 feet more or less to the point of beginning, said Tracts 11, 12 and 13 of INDEPENDENCE TRACTS in the NE1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 11/18/99, at 11:27 a.m.
In Vol. M99 Page 45787
Linda Smith,
County Clerk Fee \$ 35⁰⁰