



After recording return to:

Richard T. Ragan

605 Martin Street

Klamath Falls, OR 97601

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

Richard T. Ragan

605 Martin Street

Klamath Falls, OR 97601

Escrow No. K54473B

Title No. K54473B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 3/13/00, at 10:43 a m.

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Linda Smith,

County Clerk Fee\$ 21.00

STATUTORY WARRANTY DEED

The Bank of New York as Trustee under the Pooling Service Agreement dated as of August 31, 1996, Series 1996-C, an estate in fee simple, Grantor, conveys and warrants to Richard T. Ragan and Kimberly K. Ragan, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North 70 feet of Lot 387 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.

This property is free of liens and encumbrances, EXCEPT: when claim is by, through or under this Grantor, but not otherwise; and 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 \$27,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 24th day of February, 2000.

The Bank of New York as Trustee Under the Pooling and Servicing Agreement dated as of August 31, 1996, Series 1996-C

By:

Randall Brown

Its Attorney-In-Fact

STATE OF

Oklahoma

County of

Tulsa

} ss.

by

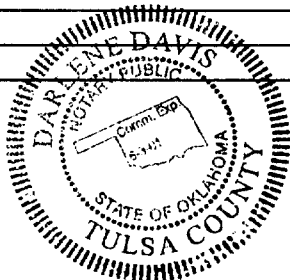
Randall Brown

This instrument was acknowledged before me on this

24th

day of

February



Darlene B. Davis

Notary Public for Oklahoma

My commission expires: 6-9-01

200 MAR 13 AM 10:43

K21-