

200 NOV 16 PM 3:03



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WARRANTY DEED

AFTER RECORDING RETURN TO:
JAMES R. WAGNER
2507 RADCLIFF AVENUE
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

James R. Wagner and Donna D. Wagner, hereinafter called
GRANTOR(S) convey(s) and warrants to James R. Wagner, an estate
in fee simple, hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

LOT 23, BLOCK 306, DARROW ADDITION TO THE CITY OF KLAMATH
FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1 MAP 3809-33DD, TAXLOT 8300

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except those covenants,
conditions, restrictions, Reservations, rights, rights of way
and easements of record.

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 TO CONVEY
TITLE.

In construing this deed and where the context so requires, the
singular includes the plural.

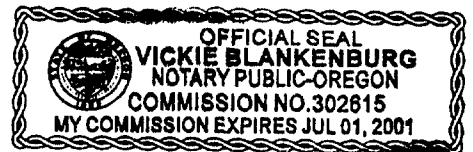
IN WITNESS WHEREOF, the grantor has executed this instrument
this 16th day of November, 2000.

James R. Wagner
JAMES R. WAGNER

Donna D. Wagner
DONNA D. WAGNER

STATE OF OREGON, County of Klamath)ss.

NOVEMBER 16, 2000



Personally appeared the above named James R. Wagner and Donna
D. Wagner who acknowledged the foregoing instrument to be her
voluntary act and deed.

Before me: Vickie Blankenburg
Notary Public for OREGON
My Commission Expires: 7/01/01

State of Oregon, County of Klamath
Recorded 11/16/00, at 3:03 p.m.
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Linda Smith,
County Clerk Fee \$ 21.00