



WARRANTY DEED

ASPEN TITLE ESCROW NO.:01052398

AFTER RECORDING RETURN TO:
MICHAEL D. HARGAN AND JOANNE M. HARGAN
11939 CRYSTAL SPRINGS ROAD
KLAMATH FALLS, OR 97603

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

LOUISE E. DAWSON, hereinafter called GRANTOR(S), convey(s) and warrants to MICHAEL D. HARGAN AND JOANNE M. HARGAN, Husband and Wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

THE EAST 34 FEET 6 INCHES OF LOT 10, BLOCK 200, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1, MAP 3809-330B, TAXLOT 13200

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

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 \$16,325.00.

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 8th day of March, 2001.

Louise E. Dawson
LOUISE E. DAWSON



STATE OF OREGON, County of Klamath)ss.

On March 8, 2001, personally appeared LOUISE E. DAWSON who acknowledged the foregoing instrument to be their voluntary act and deed.

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

State of Oregon, County of Klamath
Recorded 03/09/01, at 10:57 a.m.
In Vol. M01 Page 9475
Linda Smith,
County Clerk Fee \$ 21⁰⁰

2/A