



THIS SPACE RESERVED FOR RECORDER'S USE

MT 57384-LW

After recording return to:

SUSAN E. AGER

529 N. 5TH STREET

KLAMATH FALLS, OR 97601

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

SUSAN E. AGER

529 N. 5TH STREET

KLAMATH FALLS, OR 97601

Escrow No. MT57384-LW

Title No.

Vol M02 Page 41655

State of Oregon, County of Klamath

Recorded 07/23/2002 3:06 p.m.

Vol M02, Pg 41655-56

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 JUL 23 PM3:06

WARRANTY DEED

DONNA B. ROGERS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

SUSAN E. AGER and DAVID M. AGER, as tenants by the entirety

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

3809-032BA-01900-000

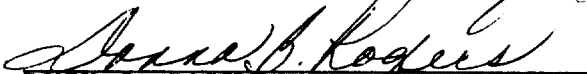
411904

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.

The true and actual consideration for this conveyance is \$ 112,000.00.

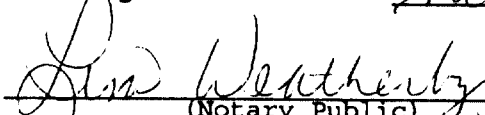
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 22nd day of July, 2002


DONNA B. ROGERS

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 22, 2002 by DONNA
B. ROGERS.


(Notary Public)

My commission expires 11/20/2003

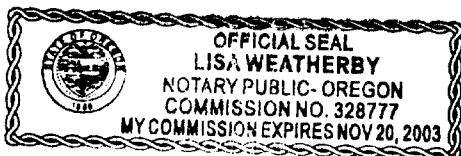


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northwestern corner of Lot 5 of Block 43 of FIRST ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along the Southerly line of Lincoln Street to the Northeasterly corner of Lot 4 of said Block 43; thence Southeasterly at right angles to Lincoln Street and along the Easterly line of said Lot 4, 55 feet; thence Southwesterly and parallel with the Southerly line of Lincoln Street to the Westerly line of said Lot 5; thence Northwesterly along Westerly line of said Lot 5, 55 feet to the place of beginning. Being a portion of said Lots 4 and 5, Block 43 of FIRST ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.