



Vol M02 Page 48886

After recording return to:

BRADLEY J. MANGAN
7016 HAGER LANE
KLAMATH FALLS, OR 97603

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

BRADLEY J. MANGAN
7016 HAGER LANE
KLAMATH FALLS, OR 97603

Escrow No. MT57731-KR
 Title No. _____

State of Oregon, County of Klamath
 Recorded 08/28/2002 3:11 p m.
 Vol M02, Pg 48886
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

'02 AUG 28 PM3:11

WARRANTY DEED

JOE KELLER CONSTRUCTION, INC., an Oregon corporation,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRADLEY J. MANGAN and JAMIE L. MANGAN, 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:

Parcel 2 of Land Partition 30-96, said Land Partition being situated in the
 SW1/4 of the SE1/4 of Section 12, Township 39 South, Range 9 East, Willamette
 Meridian, Klamath County, Oregon. TOGETHER WITH an easement for access and
 public utilities over, across and under the North 40.09 feet of Parcel 1 of
 said Land Partition 30-96, as delineated on the face of said Land Partition.

KEY #880890

ACCT #3909-012DC-00103

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 \$ 228,262.00.

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 30.230.

Dated this 20th day of August, 2002.

JOE KELLER CONSTRUCTION, INC., an
 Oregon corporation

BY: [Signature]

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on August 20, 2002 by STEVE
 KELLER, PRESIDENT OF JOE KELLER CONSTRUCTION, INC., AN OREGON CORPORATION.



(Notary Public for Oregon)

My commission expires

11/16/2003