

Frances Marie Morris, Grantor, conveys and warrants to Stephen S. Nagy, M.D. and Donna P. Nagy, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 1 in Block 47 of Hot Springs 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.

and
The Northerly 50 feet of Lot 8 in Block 43 of Hillside 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.

Subject to and excepting:

1. Reservations and Restrictions, including the terms and provisions thereof, from the Klamath Development Company to W. E. Faught, dated September 19, 1910, recorded March 11, 1914, in Volume 41 page 573, Deed records of Klamath County, Oregon.
2. Reservations and Restrictions, including the terms and provisions thereof from the Klamath Development Company to Fred Schallock, dated August 19, 1926, recorded September 7, 1926, in Volume 70 page 206, Deed records of Klamath County, Oregon.
3. The said real property, including improvements is sold and conveyed "AS IS" without warranties of any kind.

The true consideration for this conveyance is \$125,000.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED ABOVE 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.

Until a change is requested, all tax statements are to be sent to the following address: ~~Stephen S. & Donna P. Nagy~~
Klamath First Federal 745 Pacific Terrace
540 Main Street Klamath Falls, OR 97601
Klamath Falls, Or 97601
Dated this 14 day of May, 1989.

Frances Marie Morris
Frances Marie Morris

STATE OF OREGON)
: ss.
County of Jackson)

Personally appeared the above named Frances Marie Morris, and acknowledged the foregoing instrument to be her voluntary act and deed.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title co.

on this 2nd day of Oct. A.D. 1989
at 3:55 o'clock PM. and duly recorded
in Vol. M89 of Deeds Page 18561

Evelyn Biehn

County Clerk

By

Pauline Mueller

Deputy.

Fee, \$8.00

Laron Leavens
NOTARY PUBLIC FOR OREGON
My Commission expires: 7/16/92

Return: K.C.T.C.

*89 OCT 2 PM 3 55