



01035550

WARRANTY DEED

AFTER RECORDING RETURN TO:
MR. AND MRS. STEVE D. MORGAN, JR.
1839 LEROY STREET
KLAMATH FALLS, OR 97601

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

HENRY J. HASSKAMP and GERALDINE R. HASSKAMP, husband and wife,
hereinafter called GRANTOR(S), convey(s) to STEVE D. MORGAN, JR.
and CARMEN MORGAN, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN...

"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." *S.D.M. JR CM*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) 1990-91 taxes, a
lien not yet payable. 2) Rights of the public in and to any
portion of the herein described premises lying within the
boundaries of roads or highways. 3) Rules, regulations and
statutory powers of Klamath Irrigation District. 4) Easement
for 30 foot roadway-North boundary, as disclosed by Klamath
County Assessors' Map and Survey No. 2917. 5) Easement, including
the terms and provisions thereof recorded June 16, 1966 in Book
M-66 on page 6226. 6) Easement as disclosed by instrument
recorded November 10, 1969 in Book M-69 on page 9420.

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
\$16,500.00.

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 10th day of August 1990.

Henry J. Hasskamp
HENRY J. HASSKAMP

Geraldine R. Hasskamp
GERALDINE R. HASSKAMP

STATE OF OREGON, County of Klamath)ss.

August 15, 1990

Personally appeared the above named HENRY J. HASSKAMP and
GERALDINE R. HASSKAMP, husband and wife, and acknowledged the
 foregoing instrument to be their voluntary act and deed.

Before me: *Charlotte Krez*
Notary Public for Oregon
My Commission Expires: 9-20-93

20 11 AM '90
AUG 15 1990

EXHIBIT "A"

Beginning at a point 1396.34 feet North and 238.71 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being the Northwest corner of that parcel of land conveyed to William T. Hall and Betty J. Hall by deed recorded November 24, 1965 in Book M-65 at Page 4216; thence West 443.15 feet; thence South 330.19 feet to the South line of the Parcel described in Deed recorded November 10, 1969 in Book M-69 at Page 9420; thence North 87 degrees 09' East 443.60 feet to a point due South of the point of beginning; thence North 308.12 feet to the point of beginning.

CODE 170 MAP 3910-19D0 TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day
of Aug. A.D., 19 90 at 11:07 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 16434.
Evelyn Biehn County Clerk
By Pauline Muelandore

FEE \$33.00