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64005

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

JERRY O. ANDERSON BUILDING, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RICHARD F. MORLEY and KIMBERLY K. MORLEY, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The Northeasterly 100 feet of Lot 1, Block 35, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28BC TL 5000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on the land.

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 79,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of July, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Jerry O. Anderson Building, Inc. an Oregon Corp.
BY: *[Signature]*
President

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.

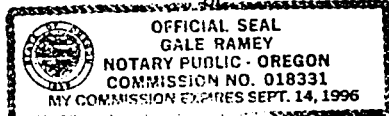
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 1, 1993,

by Jerry O. Anderson

as President

of Jerry O. Anderson Building, Inc., an Oregon Corporation



[Signature]
My commission expires 9-14-96 Notary Public for Oregon

Jerry O. Anderson Bldg., Inc. an Oregon Corporation

Grantor's Name and Address

Richard F. Morley & Kimberly K. Morley
1990 Fremont
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Klamath First Federal

P.O. Box 5270

Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Klamath First Federal

P.O. Box 5270

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 1st day of July, 1993, at 3:59 o'clock P.M., and recorded in book, reel/volume No. M93 on page 15887 and, or as fee/file/instrument/microfilm/reception No. 64005, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *[Signature]* Deputy

Fee \$30.00