

LN #0100443331  
MTC #30572

MOUNTAIN TITLE COMPANY

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65463

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Mary P. Hutchison

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael John Morgan and Barbara Ellen Morgan, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southwesterly 50 feet of Lot 1 and the Southwesterly 50 feet of the Northwesterly 38 feet of Lot 2, Block 35, HOT SPRINGS 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.

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"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that 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 paid for this transfer, stated in terms of dollars, is \$ 35,000.00

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

In Witness Whereof, the grantor has executed this instrument this 30th day of July, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

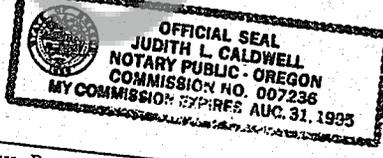
STATE OF OREGON,  
County of Klamath  
July 30, 1993 ) ss.

Mary P. Hutchison  
Mary P. Hutchison

Personally appeared the above named  
Mary P. Hutchison

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me Judith L. Caldwell  
Notary Public for Oregon  
My commission expires: 8-31-95



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (SEAL)

Mary P. Hutchison  
C/O KFFSL

GRANTOR'S NAME AND ADDRESS  
Michael John Morgan  
Barbara Ellen Morgan  
C/O KFFSL

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS OR 97603

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of July, 19 93, at 11:23 o'clock AM, and recorded in book M93 on page 18806 or as file/reel number 65463.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Deanne Mueland Deputy

Fee \$30.00

07-30-93A11:23 RCVD

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