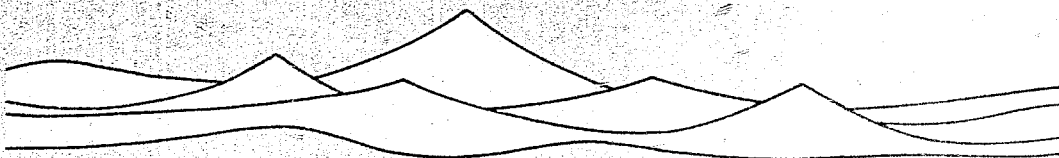


MTC 23602 mk
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
STEPHEN D. MORGAN, JR. and CARMEN MORGAN, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
STEPHEN D. MORGAN and CARMEN MORGAN, as tenants by the entirety, 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



MOUNTAIN TITLE COMPANY

"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 30.930."

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 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 \$ change vesting.

~~THIS DEED IS VOID IN WHOLE OR IN PART IF IT IS EVER RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, OR IN THE PUBLIC RECORDS OF ANY OTHER COUNTY, STATE OR FEDERAL AGENCY, OR IF IT IS EVER RECORDED IN THE PUBLIC RECORDS OF ANY OTHER COUNTY, STATE OR FEDERAL AGENCY, OR IF IT IS EVER RECORDED IN THE PUBLIC RECORDS OF ANY OTHER COUNTY, STATE OR FEDERAL AGENCY.~~

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 15 day of August, 19 94; 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) ss.
August 15, 19 94.

Personally appeared the above-named

STEPHEN D. MORGAN, JR.

CARMEN MORGAN

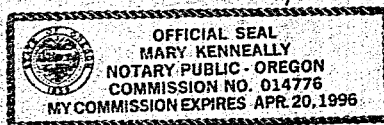
Stephen D. Morgan Jr.
STEPHEN D. MORGAN, JR.

Carmen Morgan
CARMEN MORGAN

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires:



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)

STEPHEN D. MORGAN, JR. and CARMEN MORGAN

GRANTOR'S NAME AND ADDRESS

STEPHEN D. MORGAN and CARMEN MORGAN

7410 REEDER ROAD

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

STEPHEN D. MORGAN and CARMEN MORGAN

7410 REEDER ROAD

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

STEPHEN D. MORGAN and CARMEN MORGAN

7410 REEDER ROAD

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1

A portion of the SE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

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, 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 Deed Volume M65, at page 4216; thence West 443.15 feet to the true point of beginning; thence West 221.57 feet to the Northeast corner of the parcel conveyed by deed recorded May 19, 1965 in Volume 361 at page 485, thence South 341.22 feet to the South line of the property described in deed recorded November 10, 1969, in Volume M69, at page 9420; thence North 87 degrees 09' East 221.79 feet; more or less, to the Southwest corner of that parcel described above as M65, page 4216, Microfilm Records of Klamath County, Oregon, thence North 330.19 feet to the true point of beginning.

TOGETHER WITH an easement for access to the above described property over a strip of land 60.0 feet in width, the center line of which is described as follows:

Beginning at a point which is 1396.34 feet North and 903.42 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, and running thence East 903.42 feet to the West right of way of the county road known as Reeder Road.

PARCEL 2

A portion of the SE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

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, Klamath County, 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 M65, page 4216, Microfilm Records of Klamath County, Oregon; 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 M69 at page 9420, Microfilm Records of Klamath County, Oregon; 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.

TOGETHER WITH an easement for access to the above described property over a strip of land 60.0 feet in width, the center line of which is described as follows:

Beginning at a point which is 1396.34 feet North and 903.42 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, and running thence East 903.42 feet to the West right of way of the county road known as Reeder Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 19th day
of August A.D., 19 94 at 9:51 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 25705

FEE \$35.00

Evelyn Biehn County Clerk

By

Annette Mueller