



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042774

AFTER RECORDING RETURN TO:
Mr. and Mrs. Rocky Morrison

3939 S. 6th St.

Suite 299
R.F. Dr. 97603

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

THOMAS S. CAVENER and VERA A. CAVENER, AS TRUSTEES PURSUANT TO THAT CERTAIN DECLARATION OF TRUST DATED OCTOBER 21, 1992, hereinafter called GRANTOR(S), convey(s) to ROCKY MORRISON and MARTI MORRISON, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The Northerly 76 feet of the Westerly 40 feet of Lot 5, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29DA, Tax Lot 2700

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

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 \$30,000.00.

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 31st day of January, 1995.

THOMAS S. CAVENER AND VERA A. CAVENER, AS TRUSTEES PURSUANT TO THAT CERTAIN DECLARATION OF TRUST DATED OCTOBER 21, 1992

BY: X Thomas S. Cavener Trustee
THOMAS S. CAVENER, Trustee

BY: X Vera A. Cavener Trustee
VERA A. CAVENER, Trustee

X Thomas S. Cavener
THOMAS S. CAVENER, Individually

X Vera A. Cavener
VERA A. CAVENER, Individually

WA commission expires:

2109916 OREGON
STATE OF CALIFORNIA)

) ss.

COUNTY OF Klamath

belonging to and executed by the undersigned

On February 21, 1995 before me,

Thomas S. Cavener and Vera A. Cavener, personally appeared Thomas S. Cavener and Vera A. Cavener, both as individuals and as Trustees pursuant to that certain Declaration of Trust Dated October 21, 1992, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized

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