

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042774

AFTER RECORDING RETURN TO: Mr. and Mrs. Rocky Morrison 7939

299 wite 29 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: Klyn Ge Cavener) Trueter CAVENER. VERA A.

* 3homas & Cavener THOMAS S. CAVENER, Individually

Ybea.a. Caveade VERA A. CAVENER, Individually

My commission expires: STATE OF CALIFORNIA

)ss.

BOUNTY 20FA K TO WATHLUCE)

one through the action of the control of the contro 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 Continued on next page

SAME AS ABOVE

4506'II

ASPEN TITLE ESCROW 40. 01042174

AFTER RECORDING RETURN TO:

of Oregon, described as:

Mr. and Mrs. Rocky Morrison

SIATEMENTS TO THE FOLLOWING ADDRESS: UNTIL A CHANGE IS REQUESTED ALL IAX

- MARRICAN INC. DEC.

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Continued on thest made

MARLENE T. ADDINGTON NOTARY DEBLO- GREGON COMMISSION NO. 022218 MARISSION CONTROL MAR. 22, 1987 OFFICIAL SEAL

A_M., and duly recorded in Vol. __M95

By Daulent Mulle

County Clerk

___ on Page ___2520

Bernetha G. Letsch

it the owner of

subscribed to the wilhin instrument and acknow he/she/they executed the same in his/her/their

capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the

MAKKANIALDEED evidence) to be the person(s) whose bQCE, Spersonally known to me (or proved to me can Cavaner and Vera A! Cavener, born as budivide. pursuant to that certain Declaration of True!

person(s) acted, executed the instrument.

THAT LEWININ DECLARALLON OF INDIVIOUS

Aspen Title Co A.D., 19 95 at 9:25 o'clock _

Deeds

WITNESS my hand and official seal.

Signature hable no 3.

My commission expires: 3.

STATE OF OREGON: COUNTY OF KLAMATH:

of _

Filed for record at request of _

\$35.00

FEE

THOMAS S. CAVENER. Individua

BY: State & CAVERER, Irustee

lawfully claim the same, except as

and will warrent and defend the same again

and coverant(s) that grantor is the owner's property free of all encumerances escent expendentialities, reservations, rights significations, if any, and apprent upon the limit

THIS INSTRUMENT IN VIOLATION OF APPLICABLE THIS INSTRUMENT IN VIOLATION OF APPLICABLE REGULATIONS, SEFORE SIGNING OR ACCEPTING PERSON ACQUIPING FELLITILE TO THE PHOPLICAPPROPRIATE CITY OR COUNTY PLANKING DEFAMING APPROVED USES AND TO DETERMINE ANY LIMITS OF PROVED USES AND TO DETERMINE ANY LIMITS OF PARTING OR FOREST PRACTICES AS DEFINAL IN OR

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all that real property situated in the transhereinafter called GRANTOR(S), conveyes) to a gARTL MORRISON, husband and wite, hereinafter THAT CERTAIN DECLARATION OF TRUST DATE: 0. -THOMAS S. CAVENER and VERA A. CAVENER. AS "

Code 1. Map 3809-290A, Max Lot 2700