



## WARRANTY DEED

Vol. 1195 Page 1

ASPEN TITLE ESCROW NO. 05043185

AFTER RECORDING RETURN TO:  
 RONNIE R. & LE ANN MAUPIN  
 7410 REEDER RD.  
 KLAMATH FALLS, OREGON 97603

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

STEPHEN D. MORGAN AND CARMEN MORGAN, hereinafter called  
 GRANTOR(S), convey(s) to RONNIE R. MAUPIN AND LE ANN MAUPIN,  
 husband and wife, hereinafter called GRANTEE(S), all that real  
 property situated in the County of Klamath, State of Oregon,  
 described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN.....

*Don RM*  
 "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  
 \$95,000.00.

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 15th day of May, 1995.

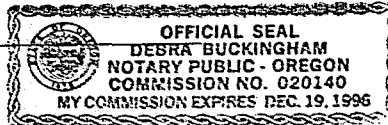
*Stephen D. Morgan Jr*  
 STEPHEN D. MORGAN

*Carmen Morgan*  
 CARMEN MORGAN

STATE OF OREGON, County of Klamath)ss.

On May 18 95, personally appeared the above named  
 STEPHEN D. MORGAN AND CARMEN MORGAN and acknowledged the  
 foregoing instrument to be their voluntary act and deed.

Before me: *Debra Buckingham*  
 Notary Public for Oregon  
 My Commission Expires: 12-19-96



## PARCEL 1:

A Portion of the SE 1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of 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, in the County of Klamath, State of 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 M-65 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 Book 361 at Page 485, Deed Records of Klamath County, Oregon; thence South 341.22 feet to the South line of the property described in Deed recorded November 10, 1969 in Book M-69 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 M-65, 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, recorded December 5, 1974 in Book M-74 at Page 15486.

CODE 170 MAP 3910-19DO TL 1200

Continued on next page

## EXHIBIT "A" CONTINUED

## PARCEL 2:

A portion of the SE 1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of 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, in the County of Klamath, State of 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 M-65 at Page 4216, Microfilm Records; 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 M-69 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, recorded July 16, 1971 in Book M-71 at Page 7475.

CODE 170 MAP 3910-19DO TL 1300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day  
of May A.D., 19 95 at 3:38 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 13053.

FEE \$40.00

*B. L. Letts*  
Bernetha G. Letts, County Clerk