

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05043202

AFTER RECORDING RETURN TO: STEVEN D. & CARMEN MORGAN 7756 BLUE GILL RD. KLAMATH FALLS, OREGON 97603

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

EDWIN O. SAUNDERS AND MARY LOU SAUNDERS, hereinafter called GRANTOR(S), convey(s) to STEPHEN D. MORGAN, JR AND CARMEN MORGAN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 2, Block 1, RIVER RANCH ESTATES, in the County of Klamath, State of Oregon.

CODE 164 MAP 3910-21DD TAX LOT 500

S.D.M.JR.

"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 \$114,000.00.

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.

May Saudy St.

EDWIN O. SAUNDERS ST.

MARY FOU SAUNDERS

STATE OF OREGON, County of Klamath)ss.

On Mary 17-1995, personally appeared the above named EDWIN O. SAUNDERS AND MARY LOU SAUNDERS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Debia Gue tham
Notary Public for Oregon
My Commission Expires: 12-19-91e

OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 020140
MY COMMISSION EXPIRES DEC. 19, 1996

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed i	For record at request ofA	Aspen .D., 19 <u>95</u> at _ Deeds	Title & 3:38		M., and duly re Page13068			da
FEE	\$30.00		÷	By An	Bernetha G	Letsch, Count	y Clerk	