

WARRANTY DEED

MTC 37665 KR

LAWRENCE D. MOORE and MARY E. MOORE, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
PHILIP R. CATLETT and KRISTY S. CATLETT, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5328 SUMMIT STREET, KLAMATH FALLS, OR 97603

Dated this 1 day of April, 1996

Lawrence D. Moore
LAWRENCE D. MOORE

Mary E. Moore
MARY E. MOORE

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. APRIL 1, 19 96

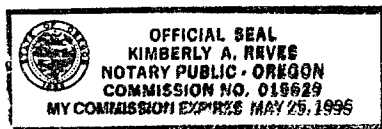
COUNTY OF KLAMATH

Personally appeared the above named LAWRENCE D. MOORE AND

MARY E. MOORE

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



Kimberly A. Reeves
Notary Public for OREGON

My commission expires May 29, 1996

(seal)

ESCROW NO. MT37665-KR

Return to:
PHILIP R. CATLETT
5328 SUMMIT STREET
KLAMATH FALLS, OR 97603

96 APR -2 AM 12:26

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4, SUMMERS HEIGHTS, excepting therefrom the following:

A portion of Lot 4, SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4, thence South along the Westerly boundary of said Lot, 40 feet to a point; thence Northeasterly to a point on the Easterly line of said Lot, said point being 12 feet South of the Northeast corner of said Lot; thence North 12 feet to the Northerly line of Lot 4; thence West to the point of beginning.

All of Lot 5, together with the W1/2 of vacated Summit Street, SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 2nd day
of April A.D., 19 96 at 11:26 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 9232.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By *C. J. Russell*