



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

#03044621

AFTER RECORDING RETURN TO:

JEFFREY L. BLAIR

LINDA J. BLAIR

310 S. COBERS
KLAMATH FALLS, OR 97601

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

FRANK M. MORRELL and VERA A. MORRELL, hereinafter called
GRANTOR(S), convey(s) to JEFFREY L. BLAIR and LINDA J. BLAIR,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lots 1 and 2, Block 18, NORTH KLAMATH FALLS, in the County of
Klamath, State of Oregon.

Code 1 Map 3809-2988 TL 6500

"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
\$51,900.00.

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 23rd day of April, 1996.

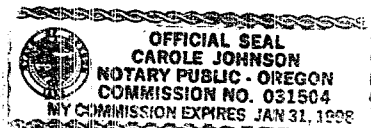
Frank M. Morrell
FRANK M. MORRELL

Vera A. Morrell
VERA A. MORRELL

STATE OF OREGON

County of Klamath

) ss.



The foregoing instrument was acknowledged before me this 21st
day of April, 1996, by FRANK M. MORRELL and VERA A. MORRELL.

Before me:

Notary Public for Oregon

My Commission Expires: 1-31-98

FORM No. 23—ACKNOWLEDGMENT.
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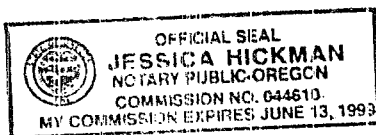
STATE OF OREGON,

County of JACKSON } ss.

BE IT REMEMBERED, That on this 25 day of APRIL, 1996
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named VERA MORRELL

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Jessica Hickman
Notary Public for Oregon
My commission expires June 13, 1999

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of April A.D., 19 96 at 10:58 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 11737

By Bernetha G. Letsch
Bernetha G. Letsch, County Clerk

FEE \$35.00