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WARRANTY DEED

Vol. m96 Page 19243

MTC 3175DS

ANASTASIA J. MORRISON,

(Grantor(s) hereby grant, bargain, sell and convey to:

ROY A. MORRISON and SHELLY A. MORRISON, 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 10.930.

The true and actual consideration for this conveyance is \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 1st day of April, 1996

Anastasia J. Morrison
 ANASTASIA J. MORRISON

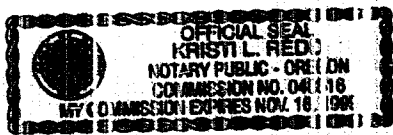
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. April 1 19 96
 COUNTY OF Klamath

Personally appeared the above named _____

ANASTASIA J. MORRISON

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT37175-DS

Return to:

ROY A. MORRISON

19244

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land within that tract of real property recorded in Volume 259 at page 658 of Deed Records of Klamath County, Oregon, described therein as being situated in Sections 29 and 32, Township 39 South, Range 8 East of the Willamette Meridian said parcel of land being Parcel 2 of Partition #79-84, more particularly described as follows:

Beginning at the Northwest corner of the above mentioned tract of real property, which corner is recorded as being in an old established fence line distant 368 feet West, more or less, from the Northeast corner of the SE 1/4 of the SW 1/4 of Section 29, Township 39 South, Range 8 East of the Willamette Meridian; thence South 6 degrees 21' East along the West boundary of said tract of real property a distance of 3289.58 feet to the true point of beginning of this description; thence North 67 degrees 22' East, 658.62 feet; thence North 04 degrees 11' 20" West 324.00 feet; thence South 70 degrees 55' 45" West 660.53 feet; thence South 06 degrees 21' East 362.00 feet to the point of beginning containing 5.00 acres, more or less, and being in Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING from the above described parcel, all that portion lying South of a line parallel with the South boundary thereof and 181.00 feet distant from said South boundary as measured along the East boundary.

TOGETHER WITH: the non-exclusive right of ingress and egress across a 60 foot strip of land more particularly described as follows:

Starting at the steel stake which marks the Northeast corner of that tract of land described in Volume M 66, page 7445 of Deed Records of Klamath County, Oregon; thence South 4 degrees 11.3' East 317.41 feet along the Easterly line of the above described parcel to an iron pin; thence South 4 degrees 11.3' East 546.30 feet to a steel stake lying on the Northernly right of way line of Oregon Highway 66 as constructed; thence North 72 degrees 56.4' East 30.77 feet along said right of way line to a steel stake; thence North 4 degrees 11.3' West, 862.06 feet to a steel stake; thence South 74 degrees 20.9' West 30.61 feet to a steel stake; thence South 74 degrees 20.9' West 30.61 feet to the place of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ American Title _____ the 28th day
of June A.D., 1996 at 10:57 o'clock AM., and duly recorded in Vol. M96
of Deeds _____ on Page 19243

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]