



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 05045341

AFTER RECORDING RETURN TO:
JULIE A. MANESS
2083 Portland
Klamath Falls, OR 97601

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

Filed for record at request of:

Aspen Title & Escrow
on this 4th day of October A.D., 19 96
at 3:37 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 31666
Bernetha G. Letsch County Clerk
By Bethun Ross Deputy.

Fee, \$30.00

HOWARD MORRIS AND VIRGINIA I. MORRIS, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JULIE A. MANESS,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lots 5 and 6, Block 41, HILLSIDE ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon. LESS
a parcel of land 20 feet by 100 feet adjacent to Newcastle
Street, being more particularly described as the Southwesterly
20 feet of Lots 5 and 6, Block 41 of said Addition.

CODE 1 MAP 3809-28BD TAX LOT 4600

gm "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
\$155,000.00. "THE EXECUTION OF THIS DEED BY THE GRANTOR IS BEING
MADE AT THE DIRECTION OF PACIFIC ACCOMMODATORS, INC., AS THE
HEREIN DESCRIBED PROPERTY IS A PORTION OF A TAX DEFERRED
EXCHANGE BY SAID GRANTOR."

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 3rd day of October, 1996.

Howard Morris
HOWARD MORRIS

Virginia I. Morris
VIRGINIA I. MORRIS

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 2nd
day of October, 1996, by HOWARD MORRIS AND VIRGINIA I. MORRIS

Before me: Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000

