



'96 NOV 15 P3:47

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045348

AFTER RECORDING RETURN TO:

JOHN & SHERRY TENA

1114 Crescent Avenue
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

PHILLIP E. MORGAN AND TARA R. MORGAN, hereinafter called
GRANTOR(S), convey(s) to JOHN M. TENA AND SHERRY A. TENA,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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
\$78,000.00.

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 November, 1996.

Phillip E. Morgan
PHILLIP E. MORGAN

Tara R. Morgan
TARA R. MORGAN

STATE OF OREGON, County of Klamath)ss.

On Nov. 15, 1996, personally appeared PHILLIP E. MORGAN
AND TARA R. MORGAN, who acknowledged the foregoing instrument
to be their voluntary act and deed.

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

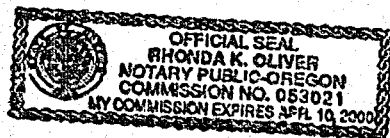


EXHIBIT "A"

All that part of Lot 15, Block 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the Northerly line of said Lot 15 located by two courses from the Northwest corner of Lot 17 of said Block 12, to-wit: East along the Southerly line of the alley 63.61 feet to the beginning of the curve; thence North 88 degrees and 19' East 11.27 feet to the point of beginning; thence South 2 degrees and 17' East 45.8 feet; thence South 19 degrees and 58' West 10.3 feet; thence South 2 degrees and 8' East along the Easterly side of a concrete curb 65.5 feet to the Southerly line of said Lot 15 at a point 78.35 feet East along the Northerly line of Alameda Avenue from the Southwest corner of said Block 12; thence Easterly along the Southerly line of the said Lot 15, 45 feet to the Southeast corner of said Lot 15; thence Northerly along the lot line between Lots 14 and 15, 120 feet to the Northeast corner of Lot 15; thence Westerly along the Northerly line of Lot 15, 24.89 feet to the point of beginning; and

The Westerly 10 feet of Lot 14, Block 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Starting at the Southwest corner of said Lot 14; thence Easterly along the South line of said Lot a distance of 10 feet; thence Northerly on a line parallel to and 10 feet distant from the West lot line of said Lot 14 to the North line of said lot; thence Westerly on the North line of said lot to the Northwest corner of said lot; thence Southerly on the West line of said lot to the point of beginning.

CODE 1 MAP 3809-29DD TL 4000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of November A.D. 19 96 at 3:47 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 36025.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kerstin Ross