

MTC40280KA

WARRANTY DEED

640

Vol. 1197 Page

DONALD LEWIS and MARIANNE LEWIS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE, 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5241 Shasta Way Klamath Falls OR 97603

Dated this 3rd day of January, 1997.

Donald Lewis
DONALD LEWIS

Marianne Lewis
MARIANNE LEWIS

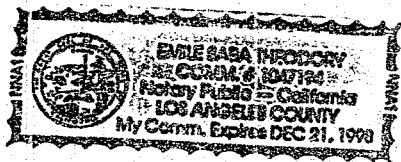
STATE OF CALIFORNIA

COUNTY OF Los Angeles

ss. January, 3 19 97

Personally appeared the above named DONALD LEWIS AND MARIANNE LEWIS

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Emil Saba Theodory
Notary Public for CALIFORNIA State

My commission expires Dec, 21, 1998

(seal)

ESCROW NO. MT40280-KA

Return to:

DANIEL J. MOREHOUSE

5241 Shasta Way
Klamath Falls OR
97603

97 JAN -9 P3:16

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning on the Western line of Lot 3, Block 22, ORIGINAL TOWN OF KLAMATH FALLS, OREGON, at a point thereon 48 feet Northerly from the Southwest corner of said Lot 3; thence Northerly along the said Westerly line of Lot 3 to Pine Street; thence Easterly along the Southerly line of Pine Street to the center line of Center Street (vacated); thence Southerly along said center line to an intersection with a line running parallel with Main Street from the point of beginning; thence Westerly along said line parallel with Main Street to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 9th day
of January A.D., 19 97 at 3:16 o'clock P M., and duly recorded in Vol. M97
of Deeds on Page 640

Bernetha G. Letsch, County Clerk

FEE \$35.00

Lynette Tridley