

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED Filed for record at request of:

ATC NO 03045720
AFTER RECORDING RETURN TO:
Michael P. Morehouse
1835 Manzanita
Klamath Falls, OR 97601

Aspen Title & Escrow
on this 17th day of January A.D., 1997
at 3:31 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 1627

Bernetha G. Letsch, County Clerk

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

By Kathleen Ross
Fee, \$30.00

Deputy.

GLADYS MARIE LARSON, hereinafter called GRANTOR(S), convey(s) to
MICHAEL P. MOREHOUSE, a single person, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 20, Block 30, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-288C TL 14100

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions and Restrictions as shown on the
recorded plat of Hot Springs Addition. 3) Agreement, including
the terms and provisions thereof, recorded August 28, 1981 in
Book M-81, page 15323.,

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
\$89,500.00.

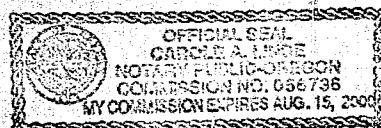
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 15th day of January, 1997.

Gladys Marie Larson, by Carol L. Eberlein attorney in fact
GLADYS MARIE LARSON

STATE OF OREGON, County of Klamath)ss.

January 15, 1997.



The foregoing instrument was acknowledged before me this 10th
day of January, 1997, by Carol L. Eberlein
as attorney in fact for Gladys Marie Larson, on behalf of said
principal.

Before me: Carol A. Linder
Notary Public for Oregon
My Commission Expires: August 15, 2000.