

ALPINE REFRIGERATION SERVICE, INC., AN INACTIVE OREGON CORPORATION AS TO PARCEL 1, AND LINDA SUE CRIDER AS TO PARCEL 2.,

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

LAWRENCE TRUMAN MORRIS and BETTY J. MORRIS, 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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3070 SOUTH TENTH ST, LEBANON, OR 97355-1014

Dated this 10 day of Jan, 1997

Linda S. Crider Pres.  
ALPINE REFRIGERATION SERVICE, INC.

Linda Sue Crider  
LINDA SUE CRIDER

STATE OF OREGON

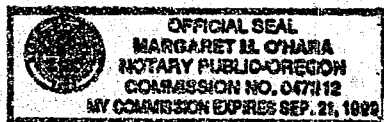
COUNTY OF Klamath

SS. January 10 19 97

Personally appeared the above named LINDA SUE CRIDER AS AN INDIVIDUAL AND

LINDA SUE CRIDER, AS PRESIDENT OF ALPINE REFRIDGERATION SERVICE, INC.

and acknowledged the foregoing instrument to be HER voluntary act.



(seal)

Before me:

Margaret M. O'Hara  
Notary Public for South Valley Bank & Trust  
My commission expires Sept 21, 1999

ESCROW NO. SR002936DK

Return to:

LAWRENCE TRUMAN MORRIS  
3070 SOUTH TENTH ST  
LEBANON, OR 97355-1014

97 JAN 27 AM 0:33

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

## **PARCEL 1:**

A Tract of land situated in the NW1/4 of the NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 944.08 feet east of the Northwest corner of said Section 31, said Point being designated by an iron pipe driven 4 feet into the ground, thence Southwesterly parallel to the East boundary of Highway 97, a distance of 233 feet 7 inches to the true point of beginning; thence Easterly at right angles a distance of 200 feet; thence Southerly parallel to said highway a distance of 160 feet; thence Easterly at right angles a distance of 100 feet; thence Southerly parallel to said highway a distance of 120 feet; thence Westerly at right angles a distance of 300 feet; thence Northerly parallel to said highway a distance of 280 feet to the true point of beginning. EXCEPTING a strip of land 20 feet wide along the entire Westerly boundary of said premises conveyed to Oregon State Highway Commission;

## **PARCEL 2:**

A piece of real property situated in Section 31 Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 944.08 feet East of the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point designated by an iron pipe driven 4 feet into the ground, thence Southwesterly along the East boundary of the Dalles-California Highway #97 and parallel to same, 448.7 feet to the place of beginning of the description of this tract; thence in an Easterly direction, at right angles to Dalles-California Highway #97, 300 feet; thence Southerly and parallel with said highway 245 feet; thence Westerly at right angles to said highway 300 feet to highway line; thence Northerly along the East boundary of said highway 245 feet to the place of beginning.

EXCEPTING a strip 20 feet wide along the entire front next to Highway #97, conveyed to the State of Oregon, by and through its Highway Commission.

ALSO EXCEPTING the Northerly 65 feet thereof as described in Deed recorded in Volume M69, page 8620, Microfilm Records of Klamath County, Oregon.

PAGE 3 OF REPORT NO. 40281

## **PRELIMINARY REPORT**

PRELIMINARY REPORT ONLY

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 27th day  
of January A.D., 1997 at 10:33 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 2301

FEE \$35.00

by Bernetha G. Letsch County Clerk  
Kathleen Ross