

39000

Vol. 1997 Page 17724

After recording return to:

'97 JUN 10 AM 11:49

CHRIS MORRIS

~~XXXXXXXXXX~~ PO BOX 2610~~XXXXXXXXXX~~ LA PINE OR

97739

TITLE ORDER NO. K-50561

KEY ESCROW NO: 27-26170

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

TAX ACCT. NO: 136196 & 873041
MAP NO: 23-10-16-D0-1600

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JESSE B. PARROTT and LORAIN E. BURNETT, as tenants by the entirety Grantor,
conveys and warrants to:

CHRIS MORRIS and DAWN R. MORRIS, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 consideration for this conveyance is \$122,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 20th day of May, 1997.

GRANTOR(S):

JESSE B. PARROTT

Lorain E. Burnett
LORAIN E. BURNETT

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on May 20, 1997,
by JESSE B. PARROTT / LORAIN E. BURNETT

[Signature]
Notary Public for Oregon

My commission expires: _____

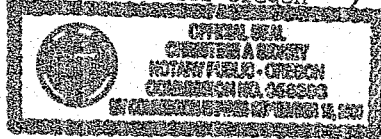


EXHIBIT "A"

THE N1/2 N1/2 SE1/4 SE 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 10
EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

SUBJECT TO:

1. ELECTRIC LINE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GIVEN BY EDWARD WILLIAMS TO MIDSTATE ELECTRIC COOPERATIVE, INC., DATED MARCH 13, 1989, RECORDED JUNE 29, 1989 IN VOLUME M89 PAGE 11707, DEED RECORDS OF KLAMATH COUNTY, OREGON.
2. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE LIMITS OF ROADS OR HIGHWAYS.
3. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, EXECUTED BY JESSE B. PARROTT AND LORAIN E. BURNETT, HUSBAND AND WIFE, GRANTORS, TO KEY TITLE COMPANY, AN OREGON CORPORATION, TRUSTEE, FOR EDWARD J. WILLIAMS AND PHYLLIS M. WILLIAMS, HUSBAND AND WIFE, BENEFICIARY, DATED SEPTEMBER 15, 1994, RECORDED SEPTEMBER 19, 1994 IN VOLUME M94, PAGE 29558, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, TO SECURE THE PAYMENT OF \$47,000.00. GRANTEE HEREIN ASSUMES AND AGREES TO PAY ABOVE TRUST DEED.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 10th day
of June A.D., 1997 at 11:49 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 17724.

FEE \$35.00

By Bernetha G. Litsch, County Clerk
K. Litsch