

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That NICOLAU A. MORGADO and CARLA E. MORGADO, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES W. FORRESTER and TERRI E. FORRESTER husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$79,900.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 25th day of June, 1993.

Nicolau A. Morgado
Nicolau A. Morgado
Nicolau M. Morgado
STATE OF OREGON, County of Klamath)ss.

Carla E. Morgado
Carla E. Morgado

Personally appeared the above named Nicolau A. Morgado and Carla E. Morgado and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me:

Notary Public for Oregon

My Commission Expires: 4-15-94

NICOLAU A. MORGADO and
CARLA E. MORGADO
Grantor

JAMES W. FORRESTER and
TERRI E. FORRESTER

65125 Naskin Rd.
Donna OR 97623
Grantee

After recording return to:
JAMES W. FORRESTER and
TERRI E. FORRESTER

Until a change is
requested, all tax statements
shall be sent to the following address:
Same as Grantee

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument
received for record on the ___ day of
_____, 19___ at ___ o'clock ___ M.,
and recorded in book/reel/volume No. ___
on page ___ or as fee/instrument/
microfilm/reception No. ___ Recorded of
Deeds of said county.

Witness my hand and seal of County affixed.

Name _____ Title _____
By _____ Deputy

Exhibit "A"

A portion of the W 1/2 SW 1/4 SW 1/4 and a portion of the W 1/2 E 1/2 SW 1/4 SW 1/4 lying Southeasterly of Klamath Falls-Lakeview Highway in Section 7, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING that portion lying within Haskins Road.

CODE 114 & 36 MAP 3811-700 TL 1700
CODE 36 & 114 MAP 3811-700 TL 1700

Subject to

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
3. This property lies within and is subject to the levies and assessments of the Fire Patrol District.
4. Easement, including the terms and provisions thereof:
For: Pole line
Granted to: The California Oregon Power Company
Recorded: May 13, 1949
Book: 185
Page: 231
5. Easement as disclosed by instrument:
For: A 60 foot easement along the North line for ingress and egress
Recorded: April 1, 1970
Book: M-70
Page: 2580

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 22nd day
of Sept. A.D., 19 97 at 11:11 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 30825

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ryan