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'97 OCT -8 P3:09

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ATL 02046813
WARRANTY DEED

AFTER RECORDING RETURN TO:
DANIEL J. MOREHOUSE
VALERIE B. MOREHOUSE
5341 Shasta Way
Klamath Falls, OR 97603

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

JOHN AND JOANI HELMS, AS TRUSTEES OF THE JOHN R. HELMS AND JOANI A. HELMS 1997 LIVING TRUST, hereinafter called GRANTOR(S), convey(s) and warrant(s) to DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 10, Block 24, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 389-32BA TL 9100

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

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 \$29,950.00.

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 8 day of OCTOBER 1997.

JOHN R. HELMS AND JOANI A. HELMS
1997 LIVING TRUST

[Signature]
JOHN HELMS, TRUSTEE

JOHN HELMS, INDIVIDUALLY

[Signature]
JOANI HELMS, TRUSTEE

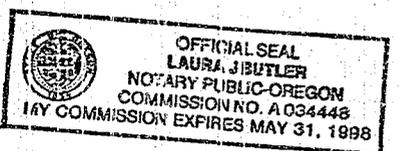
JOANI HELMS INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

On OCTOBER 8, 1997, personally appeared JOHN AND JOANI HELMS AS TRUSTEES OF THE JOHN R. HELMS AND JOANI A. HELMS 1997 LIVING TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]

Notary Public for Oregon
My Commission Expires: 5/31/98



Continued on next page

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STATE OF OREGON)
County of Klamath) ss.

On October 8th 1997, personally appeared JOHN HELMS and JOANI HELMS and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 5/31/98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
of October A.D., 19 97 at 3:09 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 33171

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Kathleen Ross