

47657

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97 OCT 27 P3:53



ASPEN TITLE ESCROW NO. 01046799

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:

LORI J. BLACK

TARA L. JONES

28990 SW Cascade Loop
Wilsonville, OR 97070

Aspen Title & Escrow

on this 27th day of October A.D., 1997at 3:53 o'clock P. M. and duly recordedin Vol. M97 of Deeds Page 35420

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Rosa
Fec. \$30.00 Deputy:

MICHAEL A. MORSTAD and MARIE M. MORSTAD, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to LORI
J. BLACK and TARA L. JONES, not as tenants but with the full
rights of survivorship, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lot 4 in Block 100, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS. in the County of Klamath, State of Oregon.

Code 1, Map 3809-32BB, Tax Lot 1100

"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
\$79,500.00.

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 20th day of October, 1997.

Michael A. Morstad
MICHAEL A. MORSTAD

Marie M. Morstad
MARIE M. MORSTAD

STATE OF OREGON, County of Klamath)ss.

On October 20th, 1997, personally appeared Michael A. Morstad and
Marie M. Morstad who acknowledged the foregoing instrument to
be their voluntary act and deed.

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

