

ATC #03047179
AFTER RECORDING RETURN TO:
Kay Steiner
2510 Darrow Avenue
Klamath Falls, OR. 97601

Aspen Title & Escrow
on this 11th day of February A.D., 1998
at 2:44 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 4467

Bernetha G. Letsch, County Clerk

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

~~5421 CHARLES WAY~~
KLAMATH FALLS, OR 97603

Fee, \$30.00

Deputy.

DANIEL J. MOREHOUSE AND VALERIE B. MOREHOUSE, hereinafter
called GRANTOR(S), convey(s) to KAY G. STEINER, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 617, Block 128, MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-330A TL 600

"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, Trust Deed, including
the terms and conditions thereof, recorded December 23, 1997,
in Book M-97, Page 50569, Mortgage Records of Klamath County,
Oregon, in favor of Long Beach Mortgage Company, which Trust
Deed the Grantees herein DO NOT agree to assume and pay and
Grantors hereby hold Grantees harmless therefrom, and Grantors
herein warrant that this Trust Deed will be paid in full prior
to or at the time of payment in full of the Trust Deed between
Grantor and Grantee herein which is being recorded immediately
subsequent to the recording of this Deed.,

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
\$52,400.00.

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 3rd day of February, 1998.

Daniel J. Morehouse
DANIEL J. MOREHOUSE

Valerie B. Morehouse
VALERIE B. MOREHOUSE

STATE OF OREGON, County of Klamath)ss.

On February 5, 1998, personally appeared Daniel J. Morehouse and
Valerie B. Morehouse who acknowledged the foregoing instrument
to be their voluntary act and deed.

Carol A. Lunde
Notary Public for Oregon
My Commission Expires: August 15, 2000.

