

WARRANTY DEED STATE OF OREGON,
 County of Klamath ss.

ASPEN TITLE ESCROW NO. 01046953

Filed for record at request of:

AFTER RECORDING RETURN TO:
 Gary J. Turner, Darcie K. Turner
 and Virginia R. Thompson
 6728 Amber
 Klamath Falls, OR. 97603

Aspen Title & Escrow
 on this 18th day of February A.D., 1998
 at 11:28 o'clock A. M. and duly recorded
 in Vol. M98 of Deeds Page 5119

Bernetha G. Leisch, County Clerk

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

By Kathleen Rossi
 Fee, \$30.00 Deputy

MICHAEL A. MORSTAD and MARIE MURPHY-MORSTAD, husband and wife,
 hereinafter called GRANTOR(S), convey(s) and warrants to GARY J.
 TURNER, a married person, and DARCIE K. TURNER, an unmarried
 person, and VIRGINIA R. THOMPSON, an unmarried person, not as
 tenants in common, but with full rights of survivorship, and
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

Lots 4 and 5 in Block 14 of FAIRVIEW ADDITION NO. 2 TO THE CITY
 OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29CA, Tax Lot 10700

"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 covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except: 1) Regulations,
 including levies, liens and utility assessments of the City of
 Klamath Falls. 2) Covenants, conditions, restrictions,
 reservations, rights, rights of way and easements of record, if
 any, and apparent upon the land,

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
 \$155,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE
 NAMED IS DONE AT THE DIRECTION OF PACIFIC ACCOMMODATORS, INC.,
 AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID
 GRANTEE.

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 15th day of February, 1998.

Michael A. Morstad
 MICHAEL A. MORSTAD

Marie Murphy-Morstad
 MARIE MURPHY-MORSTAD

STATE OF OREGON, County of Klamath)ss.

On February 16, 1998, personally appeared Michael A. Morstad
 and Marie Murphy-Morstad, who acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me: Y. Arlene D. Abington
 Notary Public for Oregon

