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Vol. 198 Page 7490

WARRANTY DEED

ATC # 02047256

AFTER RECORDING RETURN TO:  
P. KENNETH MORTON  
THERESA M. MORTON  
1834 MELROSE STREET  
KLAMATH FALLS, OREGON 97601

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

JOYCE K. WARD, INDIVIDUALLY, AND JOYCE K. WARD, TRUSTEE AND  
JAMES K. WARD, TRUSTEE UNDER THE JOYCE K. WARD 1991 LIVING  
TRUST DATED FEBRUARY 6, 1991, hereinafter called GRANTOR(S),  
convey(s) and warrants to P. KENNETH MORTON and THERESA M.  
MORTON husband and wife hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as:

THE NORTHEASTERLY 45 FEET OF LOT 10, BLOCK 27, HOT SPRINGS  
ADDITON TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH,  
STATE OF OREGON.

CODE 1 MAP 3809-28CB TL 8300

"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."

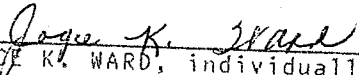
and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and those apparent on the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

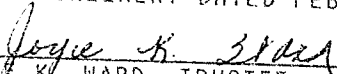
The true and actual consideration for this transfer is in  
fulfillment of that certain unrecorded contract dated March 19,  
1981 a Memorandum of which was recorded March 20, 1981 in Book  
M-81 at Page 5087 and subsequently assigned by instrument  
Recorded November 10, 1981 in Book M-81 at Page 19609.

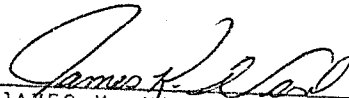
In construing this deed and where the context so requires, the  
singular includes the plural.


IN WITNESS WHEREOF, the grantor has executed this instrument  
this 31<sup>st</sup> day of March, 1998.

  
JOYCE K. WARD, individually

JOYCE K. WARD 1991 LIVING TRUST  
UNDER AGREEMENT DATED FEBRUARY 6, 1991

  
JOYCE K. WARD, TRUSTEE

  
JAMES K. WARD, TRUSTEE

  
JAMES K. WARD, INDIVIDUALLY

WARRANTY DEED  
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STATE OF OREGON, County of Klamath)ss.

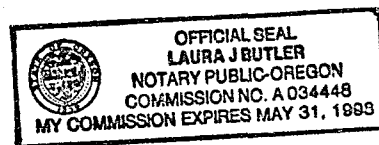
On this 3rd day of MARCH, 1998

Personally appeared the above named JOYCE K. WARD AND JAMES K. WARD and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]

Notary Public for Oregon

My Commission Expires: 5/31/98



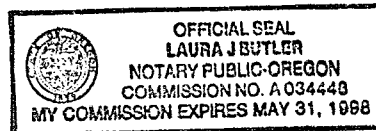
STATE OF OREGON, County of Klamath)ss.

On this 3rd day of MARCH, 1998

Personally appeared the above named Joyce K. Ward, Trustee and James K. Ward, Trustee on behalf of the Joyce K. Ward 1991 Living Trust under agreement dated February 6, 1991.

[Signature]  
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 9th day  
of March A.D., 19 98 at 11:35 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 7490.

FEE #35.00

By [Signature] Bernetha G. Leisch, County Clerk