



WARRANTY DEED

STATE OF OREGON
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01048953

AFTER RECORDING RETURN TO:

ELLIE M. EVANS

635 N 2nd S

Klamath Falls, OR 97601

the 11th day of January A.D. 1999
 at 3:19 o'clock P. M., and duly recorded
 in Vol. M99 of Deeds on Page 839

Linda Smith, County Clerk

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

By Kathleen Ross, Deputy
 Fee, \$30.00

DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE, husband and wife,
 hereinafter called GRANTOR(S), convey(s) and warrants to ELLIE
 M. EVANS, hereinafter called GRANTEE(S), all that real property
 situated in the County of Klamath, State of Oregon, described
 as:

The North 1/2 of Lot 5 in Block 38 of FIRST ADDITION TO THE
 CITY OF KLAMATH FALLS, in the County of Klamath, State of
 Oregon.

Code 1, Map 3809-328A, Tax Lot 15200

EMC
 "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 Line of Credit Deed of
 Trust, including the terms and conditions thereof, recorded
 July 23, 1998, in Book M-98, Page 26852, in the Mortgage
 Records of Klamath County, Oregon, in favor of Beneficial
 Oregon, Inc. d/b/a/ Beneficial Mortgage Co., which Trust Deed
 the Grantee herein DOES NOT agree to assume and pay and
 Grantors hereby hold Grantee 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
~~\$59,500.00~~
\$59,470.00 JOM BJM
 EMC

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 8th day of January, 1999.

Daniel J. Morehouse
 DANIEL J. MOREHOUSE

Valerie B. Morehouse
 VALERIE B. MOREHOUSE

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 11th
 day of January, 1999, by Daniel J. Morehouse and Valerie B.
 Morehouse.

Before me: Trisha L. Powell
 Notary Public for Oregon
 My Commission Expires: 10/4/2002

