

AMT 1396-1255

WARRANTY DEED

SPENCER L. MORSER and CAROLYN M. MORSER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WESTERN HOMES, INC.,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of Klamath and State of Oregon, to wit:

Lot 9 and the Northerly 50 feet of Lot 10, Block 215, MILLS SECOND
ADDITION, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3809-033DC-01000 3809-033DC-01100

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is 46,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5729 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

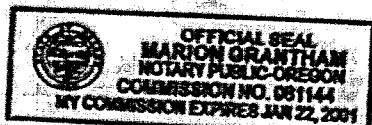
Dated this 19 day of August, 1999

Spencer L. Morser
SPENCER L. MORSER

Carolyn M. Morser
CAROLYN M. MORSER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 19, 1999 by
SPENCER L. MORSER AND CAROLYN M. MORSER.



Marion Grantham
(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT48998-MG

Return to:
WESTERN HOMES, INC.
5729 ALTAMONT DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 8/26/99, at 3:33 p.m.
In Vol. M99 Page 34567
Linda Smith,
County Clerk Fees 20.00 KL

20.00