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2000 APR 13 AM 8:08

Vol MOO Page 12022STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_, Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE

JAMES MORGAN  
2990 SPRAGUE RIVER RD  
CHILOQUIN, OR 97624

Grantor's Name and Address

LYNN D. MORGAN  
2990 SPRAGUE RIVER RD  
CHILOQUIN, OR 97624

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

© Jim Morgan  
P.O. Box 79  
Chiloquin OR 97624  
(541) 783-3455

Until requested otherwise, send all tax statements to (Name, Address, Zip):

© Jim Morgan  
P.O. Box 79  
Chiloquin OR 97624  
(541) 783-3455

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

JAMES MORGAN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LYNN D. MORGAN AND JAMES MORGAN HUSBAND AND WIFE, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

see exhibit 'A'

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS

\_\_\_\_\_, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument this 11<sup>th</sup> day of April, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

James Morgan  
Lynn Morgan

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on April 11, 2000,  
by JAMES AND LYNN D. MORGAN



Cristina Flogerzi  
Notary Public for Oregon  
My commission expires 2000

\$21

EXHIBIT A  
LEGAL DESCRIPTION

12023

✓ A PORTION OF THE E1/2 W1/2 NE1/4 OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 7 EAST, W.M., KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C-N-NE 1/64 CORNER OF SECTION 35; THENCE S88-58-50W, 244.99 FEET, ALONG THE NORTH LINE OF THE SE1/4 NW1/4 NE1/4 OF SAID SECTION 35; THENCE LEAVING SAID NORTH LINE S00-47-57W, 56.73 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CHILOQUIN - SPRAGUE RIVER ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S00-47-57W, 304.54 FEET TO A POINT; THENCE LEAVING SAID FENCE POSTLINE S08-38-56E, 361.09 FEET, TO A POINT MARKED BY A FENCE POST; THENCE CONTINUING S08-38-56E APPROXIMATELY 3 FEET TO THE MEAN HIGH WATER MARK OF THE SPRAGUE RIVER HEREBY REFERRED TO AS POINT " A " THENCE UPSTREAM IN A NORTHEASTERLY DIRECTION, ALONG THE SINUOUSITIES OF MEAN HIGH WATER MARK OF THE SPRAGUE RIVER TO A POINT ON THE MEAN HIGH WATER MARK OF SAID SPRAGUE RIVER HEREBY REFERRED TO AS POINT " B ", A LINE FROM SAID POINT " A " TO SAID POINT " B " BEARS N66-58-13E, 26.80 FEET; THENCE LEAVING SAID SPRAGUE RIVER N00-47-20E 14.37 FEET TO A POINT MARKED BY A 5/8" REBAR WITH A PLASTIC CAP STAMPED, R. SCOTT S&S SUR PROP COR PLS 2265; THENCE CONTINUING N00-47-20E, 644.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID CHILOQUIN - SPRAGUE RIVER ROAD, MARKED BY A 5/8" REBAR WITH A PLASTIC CAP STAMPED, R. SCOTT S&S SUR PROP COR PLS 2265; THENCE S86-56-53W, 84.36 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY, TO THE POINT OF BEGINNING, CONTAINING 1.04 ACRES, MORE OR LESS.

*Albe*

The E 1/2 E1/2 SE 1/4 NW 1/4 NE 1/4; E 1/2 E 1/2 NE 1/4 SW 1/4 NE 1/4 lying North of the center line of Sprague River, in Section 35, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon. LESS AND EXCEPT any portion lying within Chiloquin Ridge Road.

Code 118 3407-35A0 1300 Key No. 204889

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Sprague River and public rights or fishing and recreation in and to the shoreline of said river.
3. Reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded November 3, 1958 in Book 305 at page 668, Deed Records of Klamath County, Oregon.

"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 those set out above.

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 \$35,000.00.

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 12th day of December, 1988.

State of Oregon, County of Klamath  
Recorded 04/13/00, at 8:08 a.m.  
In Vol. M00 Page 12022  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>