



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051175

AFTER RECORDING RETURN TO:
Mr. and Mrs. Phillip Morgan
31366 College St.
Bonanza OR 97623

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

JAY D. NELSON and LISA R. NELSON, husband and wife, hereinafter
called GRANTOR(S), convey(s) and warrants to PHILLIP MORGAN and
TARA MORGAN, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 3, DAVIS SUBDIVISION, in the County of Klamath, State of
Oregon.

Code 11, Map 3911-9DA, Tax Lot 2700

PS
OK
"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 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
\$58,000.00.

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 21st day of May, 2000.

[Signature]

JAY D. NELSON

[Signature]

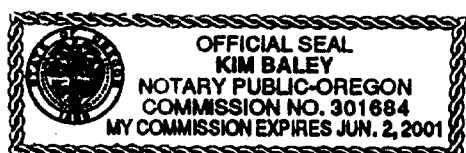
LISA R. NELSON

STATE OF OREGON, County of KLAMATH)ss.

On May 24, 2000, personally appeared the above named Jay D.
Nelson and Lisa R. Nelson, who acknowledged the foregoing as
their voluntary act and deed.

Before me: *[Signature]*

Notary Public for Oregon
My Commission Expires: ~~March 22, 2001~~
June 2, 2001



State of Oregon, County of Klamath
Recorded 05/25/00, at 11:33 a.m.
In Vol. M00 Page 18893
Linda Smith,
County Clerk Fee \$ 21.00