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Michael P. Kearney

260 Country Club Road, Ste. 210

Eugene, OR 97401

State of Oregon, County of Klamath

Recorded 07/22/2002 9:20 a. m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

(Statutory Form)

BOYD E. MORGAN and NATALIE BECKETT MORGAN, husband and wife, Grantor, conveys to BOYD E. MORGAN and NATALIE B. MORGAN, or their successors in interest, as Co-Trustees of the "Morgan Joint Trust" (a revocable grantor type trust without set expiration date) dated July 16, 2002, Grantee, all of the Grantor's interest in the described on the attached Exhibit "A".

The true consideration for this conveyance is \$-0-.

DATED this 16th day of July, 2002.

Boyd E. Morgan
Boyd E. Morgan

Natalie B. Morgan
Natalie B. Morgan

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.

STATE OF OREGON)
 : ss.
County of Lane)

This instrument was acknowledged before me on this 16th day of July, 2002, by BOYD E. MORGAN and NATALIE B. MORGAN.

Tana M Decker
Notary Public for OREGON
My Commission Expires: 10-17-05



EXHIBIT A

37-1471-1130
 45
 A tract of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Twp. 24 South, Range 7 E., W.M., more particularly described as follows: Beginning at a point which is North 01 deg. 00'51" East 651.73 feet and East 29.24 feet from the 1/16th corner on the common line between the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of said Section 18; thence West 352.2 feet; thence continuing West 40 feet more or less to the flow line of Crescent Creek; thence Northwesterly and Westerly along said flow line 180 feet more or less to the intersection of the North line of said tract which is parallel to and 150 feet more or less North of the South line of said tract; thence East 140 feet more or less to a steel pin; thence continuing East 352.2 feet to a point; thence South 00 deg. 18'41" West 150.0 feet more or less to the point of beginning.

SUBJECT TO: Reservation of the Easterly 25 feet for roadway and utility purposes; together with a perpetual easement for roadway and utility purposes to and from said property along the Northerly 25 feet of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18 West of the Willamette Highway and also the Westerly 25 feet along the line in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18 which bears North 00 deg. 18'41" East from a point located South 01 deg. 00'51" West 6.81 feet and East 38.14 feet from the 1/16th corner on the common line between the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of said Section 18, Twp. 24 South, Range 7 E., W.M., Klamath County, Oregon. ALSO SUBJECT TO: Rights of Governmental bodies in and to that portion of said premises lying below the high water mark of Crescent Creek; to rights of the public in and to any portion of above described property lying within the limits of roads or highways, and to taxes for fiscal year commencing July 1, 1966; and to any incumbrances created by grantees subsequent to August 15, 1966, including any unpaid taxes, if any.