



MT59736-KR

Vol M03 Page 08376

'03 FEB 11 AM 11:14

After recording return to:
STEVE MORGAN, JR.

P.O. BOX 396
KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

STEVE MORGAN, JR.
P.O. BOX 396
KLAMATH FALLS, OR 97601

Escrow No. MT59736-KR

State of Oregon, County of Klamath
THIS SPAC Recorded 02/11/2003 11:14 a. m.
Vol M03 Pg 08376
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

STEVE MORGAN, JR., Grantor(s) hereby grant, bargain, sell, warrant and convey to:
STEVE MORGAN, JR. and CARMEN MORGAN, as tenants by the entirety, 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:

PARCEL 1 OF LAND PARTITION 20-96 BEING LOTS 5 AND 6 IN BLOCK 3 OF BEVERLY HEIGHTS
SITUATED IN THE NW1/4 NE1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

882203

3809-034AB-02301

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.

The true and actual consideration for this conveyance is \$0.00.

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.

Dated this 7th day of February, 2003.

Steve D. Morgan
STEVE MORGAN, JR.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb. 7, 2003 by STEVE MORGAN,
JR..



[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04

21.00