



MT60881-TM

THIS SPACE RESERVED FOR RECORDER'S USE

'03 MAY 13 AM 11:01

After recording return to:

JONAS ST. JOHN

6416 PAINTHORSE WAY

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 05/13/2003 11:01 a m.Vol M03 Pg 31903-A

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

JONAS ST. JOHN

6416 PAINTHORSE WAY

KLAMATH FALLS, OR 97601

Escrow No. MT60881-TM

WARRANTY DEED

ROBERT J. MORGAN and TANYA M. MORGAN, as tenants by the entirety, Grantor(s) hereby
grant, bargain, sell, warrant and convey to:

JONAS ST. JOHN and SARAH P. ST. JOHN, 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:

PLEASE SEE ATTACHED EXHIBIT "A"

KEY#883820

3908-02200-03201

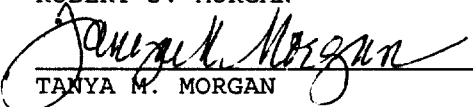
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of
the date of this deed and those shown below, if any:

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 \$265,000.00.

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 9 day of May, 2003


ROBERT J. MORGAN
TANYA M. MORGAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 9, 2003 by ROBERT J.
MORGAN and TANYA M. MORGAN.

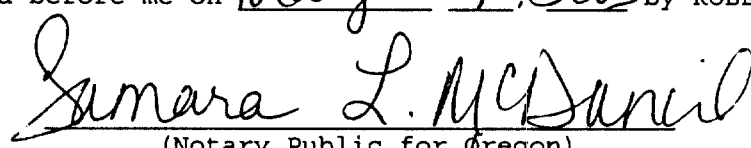
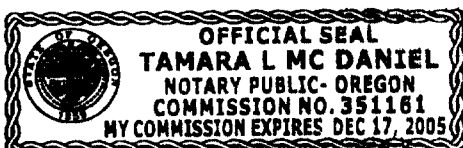

(Notary Public for Oregon)My commission expires 12/17/05

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 16 of Tract 1325 "SILVER RIDGE ESTATES 1st ADDITION", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that part described as follows:

Commencing at the Northeast corner of Lot 17 of said Tract 1325; thence South 88 ° 05' 08" West, a distance of 192.93 feet to a point and the true point of beginning of this description; thence North 85 degrees 24' 17" West, a distance of 435.13 feet; thence South 89 degrees 54' 03" West, a distance of 269.23 feet; thence South 00 degrees 19' 05" East, a distance of 575.97 feet; thence South 90 degrees 00' 00" East, a distance of 322.66 feet; thence North 00 degrees 00' 00" East, a distance of 134.13 feet; thence North 90 degrees 00' 00" East, a distance of 357.09 feet; thence North 04 degrees 06' 05" West, a distance of 233.27 feet; thence North 60 degrees East, a distance of 70.05 feet; thence North 09 degrees 51' 21" West a distance of 142.63 feet to the point of beginning.