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EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTT-67443SM

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~~JAMES MORGAN AND LYNN D. MORGAN~~
ALAN MORGAN

Grantor's Name and Address
JAMES MORGAN AND LYNN D. MORGAN

P.O. Box 79
Chiloquin, OR 97624
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
JAMES MORGAN AND LYNN D. MORGAN

P.O. Box 79
Chiloquin, OR 97624

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

JAMES MORGAN AND LYNN D. MORGAN

P.O. Box 79
Chiloquin, OR 97624

State of Oregon, County of Klamath

Recorded 12/20/04 11:06 a m

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Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that ALAN MORGAN

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto JAMES MORGAN AND LYNN D. MORGAN, AS TENANTS BY THE ENTIRETY

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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 ATTACHED LEGAL DESCRIPTION - "EXHIBIT A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ TO CLEAR TITLE. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 13 December 2004; 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.

② Alan Morgan
ALAN MORGAN

Arizona
STATE OF ~~OREGON~~ ARIZONA, County of Maricopa ss.

This instrument was acknowledged before me on 13 December 2004,
by Alan Morgan

This instrument was acknowledged before me on _____,
by _____,
as _____,
of _____



FRANNE STROBLAS
Notary Public - Arizona
Maricopa County
Expires 03/15/07

Franne Stroblas
Notary Public for Arizona
My commission expires 15 MAR 07

2600
+m

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2:

A portion of the E1/2 W1/2 NE1/4 of Section 35, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the C-N-NE 1/64 corner of Section 35; thence S 88° 58' 50" W, 244.99 feet, along the North line of the SE1/4 NW1/4 NE1/4 of said Section 35; thence leaving said North line S 00° 47' 57" West, 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 South 00° 47' 57" West, 304.54 feet to a point; thence leaving said fence post line South 08° 38' 56" East, 361.09 feet, to a point marked by a fence post; thence continuing South 08° 38' 56" East 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 North 66° 58' 13" East, 26.80 feet; thence leaving said Sprague River North 00° 47' 20" East 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 North 00° 47' 20" East, 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 South 86° 56' 53" West, 84.36 feet along said Southerly right-of-way, to the point of beginning.

Account No.: 3407-035AO-01300-000

Key No.: 204889