

04 DEC 20 AM 11:07



MT6-67443SM

Vol M04 Page 86635

State of Oregon, County of Klamath
Recorded 12/20/04 11:07 a m
Vol M04 Pg 86635-38
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

After recording return to:

JEFF REINER

510 DOROTHY ANNA

BANNING, CA 92220

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

JEFF REINER

510 DOROTHY ANNA

BANNING, CA 92220

Escrow No. MT67443-SM

STATUTORY WARRANTY DEED

JAMES MORGAN and LYNN D. MORGAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JEFF REINER**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:


SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$95,000.00**.

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.

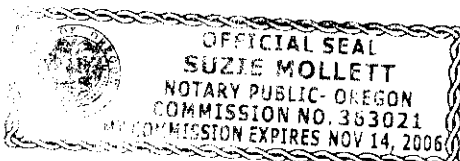
Dated this 17th day of December, 2004

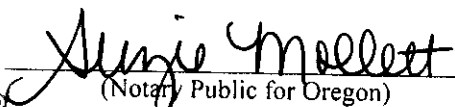

JAMES MORGAN

SEE ATTACHED SIGNATURE/NOTARY PAGE
LYNN D. MORGAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec. 17, 2004 by JAMES MORGAN.




(Notary Public for Oregon)
My commission expires 11/14/2006

36.00 am

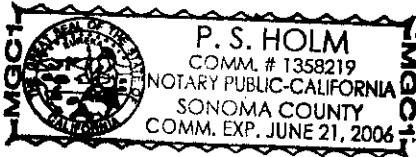
X Lynn D. Morgan
LYNN D. MORGAN

86636

State of CALIFORNIA

County of SONOMA

This instrument was acknowledged before me on December 15, 2004 LYNN D. MORGAN.



P. S. Holm
(Notary Public for California)

My commission expires 6-21-2006

Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The E1/2 E1/2 SE1/4 NW1/4 NE1/4; The E1/2 E1/2 NE1/4 SW1/4 NE1/4 lying North of the Center line of Sprague River; in Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon,

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 sinuosities 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

AFFIDAVIT OF HEIRSHIP

86638

STATE OF OREGON)
COUNTY OF KLAMATH)

1. I, JAMES MORGAN JR. being duly sworn, do depose and say that I am the
SON of JAMES MORGAN SR., who died at TUCSON
ARIZONA, on MARCH 15, 19 99; and who at the time of death was survived by
NONE (if no surviving spouse, enter "NONE");

2. Said JAMES MORGAN SR. left the following children or lineal descendants surviving
him/her:

Name	Relationship	Age
** GLENN MORGAN	SON	ADULT
JAMES MORGAN JR.	SON	ADULT
ALAN MORGAN	SON	ADULT
RONALD MORGAN	SON	ADULT

** 3. There are no other children or children of deceased children surviving the decedent, except:

4. That all the children listed in #2 and #3 are NONE children of the surviving spouse; (if no surviving spouse, put "DNA");

5. That said decedent did not leave a will providing for the disposition of his entire estate;

6. That all debts, expenses of last illness and funeral expenses, and taxes due the State of Oregon and the United States have been paid in full and there are no unpaid claims against said decedent or his/her estate;

7. That no probate of the decedent's estate has been commenced in any state;

8. That I make this affidavit to induce CHICAGO TITLE Insurance Company to issue its title insurance policy insuring the purchasers of the following described property, which was owned by said JAMES MORGAN SR. at the time of death, without probate of the estate, and I hereby agree to indemnify and hold harmless the said Titor Title Insurance Company from any loss or damage it may sustain by reason of issuing its said title insurance policy without probate of said estate;

9. The real property herein referred to is described as follows: (attach exhibit)

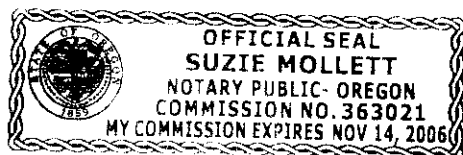
James Morgan Jr.
JAMES MORGAN JR.

STATE OF OREGON

COUNTY OF Oregon

Subscribed and sworn to before me this 17th day of December, 19 2004

By James Morgan Jr.



Titor Title Insurance Company

Before me: Suzie Mollett

Suzie Mollett

Notary Public for Oregon

My Commission Expires: 11/14/2006