

**M06-09893**

Klamath County, Oregon

05/16/2006 03:10:45 PM

Pages 3 Fee: \$31.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daniel J. Morehouse and Valerie B.  
Morehouse

5241 Shasta  
Klamath Falls, OR 97603

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

Daniel J. Morehouse and Valerie B.  
Morehouse

Address as shown above.

File No.: 7021-811924 (MTA)

Date: May 08, 2006

## STATUTORY WARRANTY DEED

**ROYCE G. SHAFFER**, Grantor, conveys and warrants to **DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$47,500.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 16<sup>th</sup> day of May, 2006.

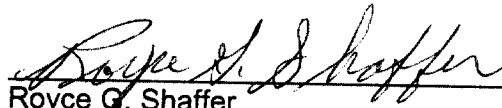
DSM  
VBM

let f

APN: 528799

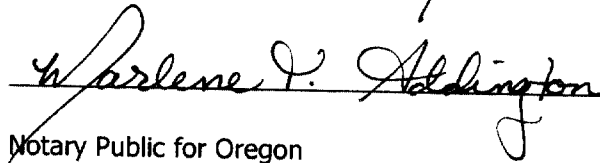
Statutory Warranty Deed  
- continued

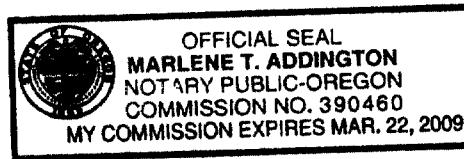
File No.: 7021-811924 (MTA)  
Date: 05/08/2006

  
\_\_\_\_\_  
Royce G. Shaffer

STATE OF Oregon )  
County of Klamath ) ss.  
)

This instrument was acknowledged before me on this 16<sup>th</sup> day of May, 2006  
by **Royce G. Shaffer**.

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: March 22, 2009



APN: **528799**

Statutory Warranty Deed  
- continued

File No.: **7021-811924 (MTA)**  
Date: **05/08/2006**

### **EXHIBIT A**

#### **LEGAL DESCRIPTION:**

A piece or parcel of land situated in Lot 3 Block 1 of Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, bounded and described as follows:  
to-wit:

Beginning at a point on the North line of said Lot 3, 102 feet West of the Northeast corner thereof; running thence West along the North line a distance of 100 feet; thence South at right angles to said North line of Lot 3, 70.9 feet; thence East 100 feet; thence North 70.9 feet to the place of beginning.