



THIS SPACE RESE

2007-000731  
Klamath County, Oregon



01/16/2007 11:42:34 AM

Fee: \$21.00

MT78018TM

After recording return to:

Patrick H. Kelly

8100 Pleasant Grove

Elverta, CA 95626

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

Patrick H. Kelly

8100 Pleasant Grove

Elverta, CA 95626

Escrow No. MT78018-TM

Title No. 0078018

SWD

### STATUTORY WARRANTY DEED

**Spencer L. Morser and Carolyn M. Morser, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Patrick H. Kelly and Lydia B. Kelly, as tenants by the entirety**, 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:

Lot 9 in Block 37 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$175,000.00**.

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 9<sup>th</sup> day of Jan 07.

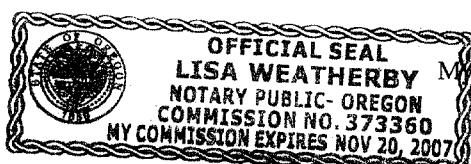
Spencer L. Morser  
Spencer L. Morser

Carolyn M. Morser  
Carolyn M. Morser

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 9, 2007 by Spencer L. Morser and Carolyn M. Morser.

Lisa Weatherby  
(Notary Public for Oregon)



My commission expires 11/20/07