

2008-007844

Klamath County, Oregon



00047038200800078440010013

05/29/2008 03:25:31 PM

Fee: \$21.00

After Recording Return to:
WILLIAM CURTIS MORGAN and
JAIME R. MORGAN

*3217 Paramount St.
Klamath Falls, OR 97603*

Until a change is requested all tax statements
Shall be sent to the following address:
Same as above

ATE = 65775-PS

WARRANTY DEED
(INDIVIDUAL)

BENJAMIN BOERSMA and LINDSEY A. BOERSMA, husband and wife, herein called grantor, convey(s) to WILLIAM CURTIS MORGAN and JAIME R. MORGAN, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 27, Tract No. 1428, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-012BA TL 08600 KEY #890836

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$235,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated April 23, 2008.

Benjamin Boersma

BENJAMIN BOERSMA

Lindsey A. Boersma

LINDSEY A. BOERSMA

STATE OF TEXAS, County of *Prob* ss.

On *5/27/08*, 2008 personally appeared the above named BENJAMIN BOERSMA and LINDSEY A. BOERSMA and acknowledged the foregoing instrument to be [* his/her/their] voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 65775PS

Before me:
Notary Public for Texas
My commission expires: []

Official Seal

