

2008-013341

Klamath County, Oregon



00053813200800133410030035

THIS SPACE

09/25/2008 03:08:04 PM

Fee: \$31.00



After recording return to:
Philip G. Morgan
141 W. Escalones Unit B
San Clemente, CA 92672

Until a change is requested all tax statements
shall be sent to the following address:
Philip G. Morgan
141 W. Escalones Unit B
San Clemente, CA 92672

File No.: 7021-1284687 (DMC)
Date: September 18, 2008

STATUTORY WARRANTY DEED

Gerald R. Fillion and Pamela A. Fillion, Grantor, conveys and warrants to **Philip G. Morgan**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 55, BLOCK 12, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Subject to:


1. Fiscal year real property taxes, a lien not yet payable.
2. 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.

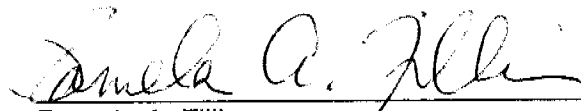
The true consideration for this conveyance is **\$6,000.00**. (Here comply with requirements of ORS 93.030)

23

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

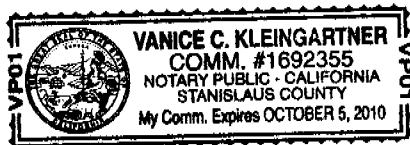
Dated this 24 day of September, 2008.

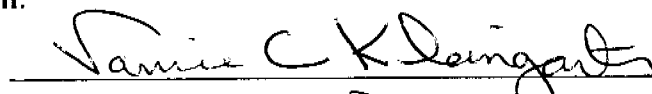

Gerald R. Fillion


Pamela A. Fillion

STATE OF California)
County of Stanislaus)ss.

This instrument was acknowledged before me on this 24 day of Sept., 2008
by **Gerald R. Fillion and Pamela A. Fillion.**




Notary Public for California
My commission expires: 10-5-2010

see Att. Calif
Ach

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus

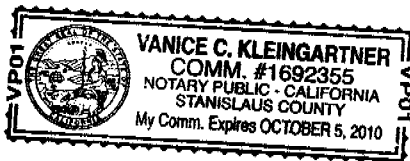
On Sept 24, 2008 before me, Vanice C. Kleingartner

personally appeared Gerald R. Fillion - Pamela A. Fillion

NOTARY
Public

Here Insert Name and Title of the Officer

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Vanice C. Kleingartner

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: Sept 24, 2008 Number of Pages: 2

Signer(s) Other Than Named Above: APN. R388716

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gerald R. Fillion

☒ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer's Name: Pamela A. Fillion

☒ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

