

MTC 850033-LW

THIS SPACE RESERV

2009-005757

Klamath County, Oregon



00064913200900057570010013

04/27/2009 03:19:57 PM

Fee: \$21.00

After recording return to:
WILLIAM JOE MORGAN, SR.
11730 SE BROYLES CT
CLACKAMAS, OR 97015

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

WILLIAM JOE MORGAN, SR.
11730 SE BROYLES CT
CLACKAMAS, OR 97015

Escrow No. MT85033-LW
Title No. 0085033
SWD

STATUTORY WARRANTY DEED

MICHAEL H. DES AUTELS, Grantor(s) hereby convey and warrant to **WILLIAM JOE MORGAN, SR. and MICHELLE ANN MORGAN**, 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 13 in Block 21 of **KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1**, 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 **\$7,000.00**.

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 25 day of April, 2009

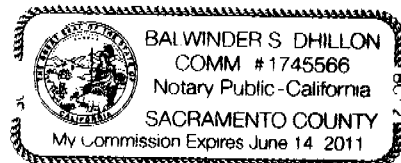
MICHAEL H. DES AUTELS

STATE OF CALIFORNIA
COUNTY OF Sacramento ~~KLAMATH~~

On 4-25-09, 2009 before me, Balwinder S. Dhillon personally appeared MICHAEL H. DES AUTELS ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Balwinder S. Dhillon



2/ALT