

NOT 85959-KR

THIS SPACE R

2009-012648

Klamath County, Oregon



09/24/2009 03:16:11 PM

Fee: \$21.00

After recording return to:

Jennifer M. Beets

906 N. 8th Street

Klamath Falls, OR 97601

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

Jennifer M. Beets

906 N. 8th Street

Klamath Falls, OR 97601

Escrow No. MT85959-KR

Title No. 0085959

SWD

STATUTORY WARRANTY DEED

Daniel J. Morehouse and Valerie B. Morehouse, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Jennifer M. Beets and Mary L. Beets not as tenants in common, but with right of survivorship**, 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:

LEGAL DESCRIPTION

Beginning on the Western line of Lot 3, Block 22, ORIGINAL TOWN OF KLAMATH FALLS, OREGON, at a point thereon 48 feet Northerly from the Southwest corner of said Lot 3; thence Northerly along the said Westerly line of Lot 3 to Pine Street; thence Easterly along the Southerly line of Pine Street to the center line of Center Street (vacated); thence Southerly along said center line to an intersection with a line running parallel with Main Street from the point of beginning; thence Westerly along said line parallel with Main Street to the point of beginning.

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 **\$87,000.00**.

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 23rd day of September, 2009

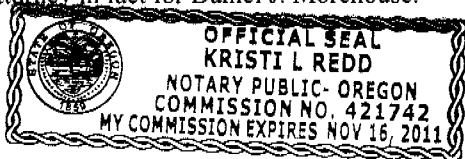
x Daniel J. Morehouse by Valerie B. Morehouse, his attorney in fact
Daniel J. Morehouse by Valerie B. Morehouse, his attorney in fact

x Valerie B. Morehouse
Valerie B. Morehouse

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept. 23, 2009 by Valerie B. Morehouse, individually and as attorney in fact for Daniel J. Morehouse.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

210mt