

MT 86045-KR



THIS SPACE RI

2009-013416
Klamath County, Oregon



10/14/2009 03:18:43 PM

Fee: \$37.00

After recording return to:

Kyle A. Justman

2154 Wantland Avenue

Klamath Falls, OR 97601

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

Daniel J. Morehouse & Valerie B. Morehouse

5241 Shasta Way

Klamath Falls, OR 97603

Escrow No. MT86045-KR

Title No. 0086045

SWD

STATUTORY WARRANTY DEED

Daniel J. Morehouse and Valerie B. Morehouse, as tenants by the entirety, Grantor(s) hereby convey and warrant to Kyle A. Justman, 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 2, Block 211, MILLS SECOND ADDITION to the City of Klamath Falls, 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:

2009-2010 Real Property Taxes a lien not yet due and payable which Grantee agrees to assume and pay in full. Trust Deed dated March 22, 2007 and recorded March 27, 2007 in 2007-005692, Microfilm Records of Klamath County, Oregon in favor of Mortgage Electronic Registration Systems, Inc. (MERS) is a separate corporation that is acting solely as a nominee for Mortgageit, Inc., as Beneficiary. The above named Grantee DOES NOT agree to assume or pay this Trust Deed and the Grantors named herein agree to hold the Grantee harmless therefrom.

The true and actual consideration for this conveyance is **\$85,000.00**.

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 16th day of September, 2009.

Daniel J. Morehouse by Valerie B. Morehouse his
Daniel J. Morehouse by Valerie B. Morehouse his attorney-in-fact attorney-in-fact

Valerie B. Morehouse
Valerie B. Morehouse

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 16, 2009 by Valerie B. Morehouse for herself and as attorney-in-fact for Daniel J. Morehouse.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

37amt