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2009-013961

Klamath County, Oregon



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10/28/2009 03:26:09 PM

Fee: \$37.00

After recording return to: Steven G. Morse and Jacqueline Morse, Trustees of the Jacqueline Morse Trust dated October 07, 2004 Attn: Steven G. Morse Jacqueline Morse 2060 Whiteside Drive Corvallis, OR 97333-1407
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 29672

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Donald L. Kearney Jr. and Denise J. Kearney, as tenants by the entirety Grantors convey and warrant to
Steven G. Morse and Jacqueline Morse, Trustees of the Jacqueline Morse Trust dated October 07, 2004, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 10 in Block 2 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): **10687**

Map/Tax Lot No(s): **R2407-07AO-06400**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$220,000.00**. (Here comply with requirements of ORS 93.030.)

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, CHAPTER 424, OREGON LAWS 2007.

Executed this 23 day of October, 2009

Donald L. Kearney Jr.

Denise J. Kearney

State of **Oregon**, County of **Lane**) ss.

This instrument was acknowledged before me on this 23 day of October, 2009 by **Donald L. Kearney Jr. and Denise J. Kearney**

Notary Public for Oregon
My commission expires: 10-25-12



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