

2009-014465

Klamath County, Oregon



00075258200900144650020028

11/10/2009 11:49:42 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
905 Main Street, Ste 200
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Leonard F. Morris
P. O. Box 129
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS:

Kerry D. Morris
P. O. Box 408
Malin, OR 97632

SEND TAX STATEMENTS TO:

Tori D. Hill
P. O. Box 129
Malin, OR 97632

BARGAIN AND SALE DEED

LEONARD F. MORRIS, hereinafter referred to as grantor, conveys to **KERRY D. MORRIS**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Grantor's undivided one-half interest in and to that certain real property located at 1842 Rosicky Street, Malin, Klamath County, Oregon, more particularly described as follows, to-wit:

Beginning at a point 355 feet West of the Northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence South 327.75 feet; thence West 320 feet; thence North 216.75 feet to the Depot Road; thence along said Depot Road in a Northeasterly direction 340 feet to the place of beginning. LESS AND EXCEPTING the West 95.5 feet of said tract as described in deed from Clifford D. King et ux., to Guy Dutton Jr., et ux., recorded December 19, 1946, on page 119 of Volume 200 of Deed Records of Klamath County, Oregon.

SUBJECT TO: Covenants, conditions, reservations, restrictions, rights, rights of way, and easements now of record

Klamath County Map Tax Lot R-4112-016DC-01200-000
Property ID No.: R110445

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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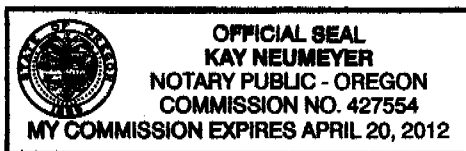
IN WITNESS WHEREOF, the grantor has executed this instrument this _____ day of _____, 2009.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Leonard F. Morris
Leonard F. Morris

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 6th day of November, 2009, by Leonard F. Morris.



Kay Neumeier
NOTARY PUBLIC FOR OREGON
My Commission expires: April 20, 2012