

2010-012694

Klamath County, Oregon



00092284201000126940020025



After recording return to:  
Sharon K. Falvey  
35167 Sundance Drive  
Chiloquin, OR 97624

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

Sharon K. Falvey  
35167 Sundance Drive  
Chiloquin, OR 97624

File No.: 7021-1640942 (ALF)

Date: October 08, 2010

THIS SPACE

10/28/2010 03:49:13 PM

Fee: \$42.00

1st 1640942

### STATUTORY WARRANTY DEED

**James A. Morrison, III and Muriel M. Morrison, Trustees of the Morrison Living Trust dated December 12, 2006**, Grantor, conveys and warrants to **Sharon K. Falvey**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 4 IN BLOCK 35, TRACT NO. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$180,000.00**. (Here comply with requirements of ORS 93.030)

APN: R233571

Statutory Warranty Deed  
- continued

File No.: 7021-1640942 (ALF)  
Date: 10/08/2010

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 21st day of October, 2010.

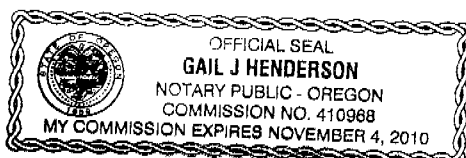
James A Morrison III and Muriel M Morrison  
Trustees of the Morrison Living Trust dated  
December 12, 2006

  
James A Morrison, Trustee

  
Muriel M Morrison, Trustee

STATE OF Oregon )  
County of ~~Klamath~~ Curry ) ss.

This instrument was acknowledged before me on this 21st day of October, 2010  
by as of James A Morrison III and Muriel M Morrison Trustees of the Morrison Living Trust dated  
December 12, 2006, on behalf of the .



  
Notary Public for Oregon  
My commission expires: 11-4-2010