

MTZ 88470-KR

THIS SPACE

2011-000293

Klamath County, Oregon



00095099201100002930020027

01/07/2011 02:55:36 PM

Fee: \$42.00

After recording return to:

Jan K. Clark
11905 Lower River Road
Grants Pass, OR 97526

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

Jan K. Clark
11905 Lower River Road
Grants Pass, OR 97526

Escrow No. MT88470-KR
Title No. 0088470
SWD r.012910

STATUTORY WARRANTY DEED

Daniel Morehouse who acquired title as Daniel Moreshouse and Valerie B. Morehouse, as tenants by the entirety, Grantor(s) hereby convey and warrant to Jan*K. Clark, 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:

SEE ATTACHED EXHIBIT "A"

*JANIS

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 **\$125,000.00.**

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

Dated this 3rd day of January, 2011.

Daniel Morehouse by Valerie Morehouse his atty in fact
Daniel Morehouse by Valerie B. Morehouse, his Attorney in Fact

Valerie B. Morehouse
Valerie B. Morehouse, Individually

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan. 3, 2011 by Valerie B. Morehouse, Individually and as Attorney in Fact for Daniel Morehouse.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2011

42pmj

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lots 1 and 2 in Block 96 of BUENA VISTA 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, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot, thence Southwesterly along the North line of said Lot 1, 67.78 feet to a point; thence leaving said north line South 29 degrees 12' 30" East distance of 124.44 feet more or less to a point on the Southerly line of said Lot 2; thence Northeasterly along the South line of said Lot 2 to the Southeast corner of said Lot 2; thence Northwesterly along the East line of said Lot 1 and 2 to the point of beginning.