

WTC 90403

2011-006156

Klamath County, Oregon

<p>After recording return to:</p> <p>Steven G. Morse and Jacqueline Morse, Trustees of the Jacqueline Morse Trust Dated October 7, 2004. Attn: Jacqueline Morse Steven G. Morse 2060 SW Whiteside Drive Corvallis, OR 97333-1407</p> <p>Until a change is requested, all tax statements shall be sent to the following address:</p> <p>Same as Above</p>
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00102016201100061560020024

05/16/2011 03:17:30 PM

Fee: \$42.00

Order Number: 46269

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Steven L. Shear and Kathleen M. Shear , as tenants by the entirety, Grantors convey and warrant to

Steven G. Morse and Jacqueline Morse, Trustees of the Jacqueline Morse Trust Dated October 7, 2004. , Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 9 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): **10669**

Map/Tax Lot No(s): **2704-007A0-06500-000**
2407

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 **\$70,000.00**. (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, 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.

Executed this 12TH day of May, 2011

Steven L. Shear

Kathleen M. Shear

420mcf

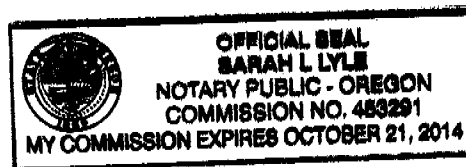
State of **Oregon**, County of Benton) ss. ss

This instrument was acknowledged before me on this 12 day of May, 2011 by **Steven L. Shear and Kathleen M. Shear**

Sarah L. Lyle

Notary Public for Oregon

My commission expires: 10/21/14



Statutory Warranty deed