

WTC 91830-DS

THIS SPACE

2011-014324

Klamath County, Oregon



00111985201100143240020026

12/30/2011 11:19:01 AM

Fee: \$42.00

After recording return to:

EILEEN E. MORROW

1616 McClellan Dr.

Klamath Falls, OR 97603

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

EILEEN E. MORROW

1616 McClellan Dr.

Klamath Falls, OR 97603

Escrow No. MT91830-DS

Title No. 0091830

SWD r.042611

STATUTORY WARRANTY DEED

WILLIAM J. CRAIN and CALLIE E. CRAIN, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

EILEEN E. MORROW and JAMES A. MORROW, as tenants by the entirety,

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:

Lot 86 of the Supplemental plat of Lots 83 to 86 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$197,500.00**.

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:

42pmf

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 28 day of December, 2011.

William J. Crain
WILLIAM J. CRAIN

Callie E. Crain
CALLIE E. CRAIN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-28-, 2011 by WILLIAM J. CRAIN and CALLIE E. CRAIN.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

