

1st 1808938 -AF



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:

William Morgan

430 NE Roselaw St
Portland OR 97211

Grantor Address:

The Heirs and/or Devisees of the Estate of Emitsal Vatne, deceased
c/o First American Title
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1808938 (ALF)

Date: January 03, 2012

THIS SPACE RE

2012-000456

Klamath County, Oregon



00112623201200004560020027

01/19/2012 11:20:01 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

Violette Rokes Affiant in the Small Estate of Emitsal Vatne, Deceased No. 1102294CV, Klamath County, Grantor, conveys and warrants to **William Morgan**, 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:

The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, 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 **\$12,000.00**. (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, 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 17 day of Jan., 2012.

The Heirs and/or Devisees of the Estate of
Emitsal Vathe, deceased

Violette Rokes pms Rep E.V.E.
Violette Rokes, Affiant

STATE OF Washington)
County of Thurston) ss.

This instrument was acknowledged before me on this 17 day of January, 2012
by **Violette Rokes**.

Tamara J. Gritton
Notary Public for Wash.
My commission expires: 6-9-15

