

MT94544-SH

THIS SPAC

2012-009661

Klamath County, Oregon



00123600201200096610030034

08/31/2012 11:09:34 AM

Fee: \$47.00

After recording return to:

MIRIAM G. LIBERATORE

P.O. BOX 214

EAGLE POINT, OR 97524

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

MIRIAM G. LIBERATORE

P.O. BOX 214

EAGLE POINT, OR 97524

Escrow No. MT94544-SH

Title No. 0094544

SWD r.020212

STATUTORY WARRANTY DEED

DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

MIRIAM G. LIBERATORE and BUD LIBERATORE, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$81,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

4700amt

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of Aug, 2012

Daniel J. Morehouse
DANIEL J. MOREHOUSE

Valerie B. Morehouse
VALERIE B. MOREHOUSE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 28, 2012 by DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE.



Howard
(Notary Public for Oregon)
My commission expires 11-18-15

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situated in Lot 3, Block 1 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, to wit:

Beginning at a point on the North line of said Lot 3, 102 feet West of the Northeast corner thereof; running thence West along the North line a distance of 100 feet; thence South at right angles to said North line of Lot 3, 70.9 feet; thence East 100 feet; thence North 70.9 feet to the place of beginning.