

MT 94967-DS

THIS SPA

2012-010990

Klamath County, Oregon



00125229201200109900020023

10/03/2012 03:15:20 PM

Fee: \$42.00

After recording return to:

MATTHEW L. WEST

1857 Ivory St.

Klamath Falls, OR 97603

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

MATTHEW L. WEST

1857 Ivory St.

Klamath Falls, OR 97603

Escrow No. MT94967-DS

Title No. 0094967

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

MATTHEW L. WEST,

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:

The North 40 feet of Tract 43, PLEASANT HOME TRACTS, 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 **\$62,000.00**.

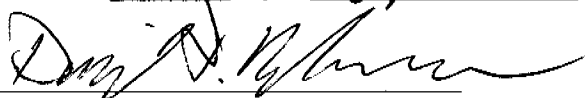
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

425 met

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 28th day of Sept, 2012.


DANIEL J. MOREHOUSE


VALERIE B. MOREHOUSE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-28, 2012 by DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE.




(Notary Public for Oregon)

My commission expires 9-8-13