

WRC 95472-MS

THIS SPACE RESERVED FOR RECORDER'S USE



2012-012849

Klamath County, Oregon

11/19/2012 02:31:09 PM

Fee: \$42.00

After recording return to:

Michael J. Morgan

1940 Portland Street

Klamath Falls, OR 97601

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

Michael J. Morgan

1940 Portland Street

Klamath Falls, OR 97601

Escrow No. MT95472-MS

Title No. 0095472

SWD r.020212

STATUTORY WARRANTY DEED

Michael J. Morgan and Barbara E. Morgan, Trustees of the Mike and Barbara Morgan Family Trust UDA January 14, 2005,

Grantor(s), hereby convey and warrant to

Michael J. Morgan and Barbara E. Morgan, 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:

The Southwesterly 50 feet of Lot 1 and the Southwesterly 50 feet of the Northwesterly 38 feet of Lot 2, Block 35, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, 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 **\$0.00**.

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:

4/2/2012

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 16th day of Nov, 2012.

Trustees of the Mike and Barbara Morgan Family Trust UDA January 14, 2005

By Michael J. Morgan
Michael J. Morgan, Trustee

By Barbara E. Morgan
Barbara E. Morgan, Trustee

STATE OF OREGON } ss
COUNTY OF KLAMATH }

Personally appeared the above named **Michael J. Morgan and Barbara E. Morgan, Trustees of the Mike and Barbara Morgan *Trust UDA January 14, 2005** and acknowledged the foregoing instrument to be **their** voluntary act. MS

*Family

WITNESS My hand and official seal.

(seal)

MA Stuart

Notary Public

State of Oregon

My Commission expires: 12-20-14

