

2013-004616

Klamath County, Oregon



00135051201300046160020023

05/01/2013 09:20:25 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Michael J. Morgan, Trustee
Barbara E. Morgan, Trustee
1940 Portland Street
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Michael J. Morgan and Barbara E. Morgan, as tenants by the entirety, Grantors, convey unto Michael J. Morgan and Barbara E. Morgan, as Trustees of the Mike and Barbara Morgan Family Trust, uda January 14, 2005, and their successors in Trust, Grantees, their interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

Parcel No. 1:

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

Klamath County Assessor's Account No. R-3809-028BC-04900-000
More commonly referred to as: 1972 Fremont Street, Klamath Falls, Oregon 97601

Parcel No. 2:

Lot 10, Block 37, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3809-028BC-10500-000
More commonly referred to as: 1948 Portland Street, Klamath Falls, Oregon 97601

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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 29 day of April 2013.

Michael J. Morgan
Michael J. Morgan

Barbara E. Morgan
Barbara E. Morgan

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 29, 2013 by Michael J. Morgan and Barbara E. Morgan.



Wendy L. Young
Notary Public for Oregon
My Commission Expires: 8.31.2015

