

15+
2090208-
Dms



After recording return to:
Ronald Ketler and Julie Ketler
24596 State Hwy 299E
Canby, CA 96015

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

Ronald Ketler and Julie Ketler
24596 State Hwy 299E
Canby, CA 96015

File No.: 7021-2090208 (DM)
Date: May 13, 2013

THIS SPACE RESERVED FOR RECORD

2013-005924
Klamath County, Oregon
05/28/2013 11:29:24 AM
Fee: \$47.00

STATUTORY WARRANTY DEED

Morris Properties L.T.D., a limited partnership, Grantor, conveys and warrants to **Ronald Ketler and Julie Ketler**, 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:

A portion of Lots 7 and 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Parcel 1:

Beginning at the most Northerly corner of Lot 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, which corner is the intersection of the Southwesterly line of Tenth Street and the Southeasterly line of Lincoln Street; thence Southeasterly along the Southwesterly line of Tenth Street a distance of 50 feet to the true point of beginning; thence Southwesterly parallel to the Southeasterly line of Lincoln Street a distance of 90 feet; thence Southeasterly parallel to the Southwesterly line of Tenth Street, a distance of 50 feet; thence Northeasterly parallel to the Southeasterly line of Lincoln Street, a distance of 90 feet, more or less, to the Southwesterly line of Tenth Street; thence Northwesterly along the Southwesterly line of Tenth Street, a distance of 50 feet to the point of beginning.

Parcel 2:

Consideration \$ 82,000.00

F.
52.-

APN: R369675

Statutory Warranty Deed
- continued

File No.: 7021-2090208 (DM)

Beginning at a point on the Northeasterly line of Lot 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, which point lies 100 feet Southeasterly from the most Northerly corner of Lot 8; thence Southwesterly parallel with Lincoln Street a distance of 44 feet and 9 inches; thence Southeasterly parallel with Tenth Street, a distance of 9 inches; thence Northeasterly parallel with Lincoln Street, a distance of 44 feet and 9 inches, more or less to the Northeasterly line of Lot 8; thence Northwesterly along said line of Lot 8 a distance of 9 inches to the point of beginning.

Parcel 3:

Beginning at a point on the line between Lots 7 and 8 of Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, which portion lies 48 feet distant Southeasterly from the most Northerly corner of said Lot 7 and running thence Southeasterly parallel with Tenth Street a distance of 2 feet; thence Southwesterly parallel with Lincoln Street a distance of 25 feet; thence Northwesterly parallel with Tenth Street a distance of 2 feet; thence Northeasterly parallel with Lincoln Street, a distance of 25 feet to the point of beginning.

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 **\$82,000.00**. (Here comply with requirements of ORS 93.030)

APN: R369675

Statutory Warranty Deed
- continued

File No.: 7021-2090208 (DM)

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 24th day of MAY, 20 13.

Morris Properties L.T.D., a limited partnership


By: Steve T Morris, General Partner

STATE OF PENNSYLVANIA)
County of NORTHAMPTON) ss.

This instrument was acknowledged before me on this 24th day of MAY, 20 13 by Steve T Morris as General Partner of Morris Properties L.T.D., a limited partnership, on behalf of the .


Notary Public for PENNSYLVANIA
My commission expires: MAY 9, 2017

