



2013-005973
Klamath County, Oregon
05/28/2013 04:06:26 PM
Fee: \$42.00

After recording return to:

Lewis Rudolph Morgan

4572 Bellstar Road

Clayton, WA 99110

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

Lewis Rudolph Morgan

4572 Bellstar Road

Clayton, WA 99110

Escrow No. SR147112TI

Title No. 0097675

SWD r.020212

STATUTORY WARRANTY DEED

Arlene Marie Severson Trustee of the Ray and Arlene Joint Revocable Living Trust dated 07/05/2007,

Grantor(s), hereby convey and warrant to

Lewis Rudolph Morgan,

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:

Lot 4, Block 1, OLD HOWARD RANCH ESTATES, TRACT 1048, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key No. 135302

2310-003C0-00700-000

The true and actual consideration for this conveyance is **\$147,000.00**.

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:

Return to: **AmeriTitle**

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 22 day of May, 2013

Arlene Marie Severson Trustee of the Ray and Arlene
Joint Revocable Living Trust dated 07/05/2007

BY: Arlene Marie Severson, Trustee
Arlene Marie Severson, Trustee

State of Texas
County of Tarrant

On this 22nd day of May, 2013, before me Mandi M Ayala, a notary public in and for said State, personally appeared Arlene Marie Severson, being by me first duly sworn, declared that she is the trustee of the Ray and Arlene joint Revocable Living Trust dated 07/05/2007 that she signed the foregoing document as the Trustee and that statements therein contained are true.

Mandi M Ayala
Notary Public
Residing at: Mansfield, TX
Commission Expires: 7/12/16

