

151-2090233 LW



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

Until a change is requested all tax
statements shall be sent to the
following address:
Ronald W. Ketler and Julie A. Ketler
24596 Hwy 299E
Canby, CA 96015

File No.: 7021-2090233 (LW)
Date: May 13, 2013

2013-010010

Klamath County, Oregon

08/30/2013 03:23:21 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Morris Properties L.T.D., a limited partnership, Grantor, conveys and warrants to **Ronald W. Ketler and Julie A. Ketler, husband and wife as Tenants by the Entirety**, 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:

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; thence Southwesterly parallel to the Southeasterly line of Lincoln Street a distance of 90 feet; thence Northwesterly and parallel to the Southwesterly line of Tenth Street, a distance of 50 feet to the Southeasterly line of Lincoln Street; thence Northeasterly along said line of Lincoln Street 90 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING the following described parcel of real property:

Beginning at a point on the line between Lots 7 and 8 of Block 56, Nichols Addition to the City of Klamath Falls, 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:

True Conveyance of \$82,000.00

Page 1 of 3

52-P

APN: **R369666**

Statutory Warranty Deed
- continued

File No.: **7021-2090233 (ALF)**

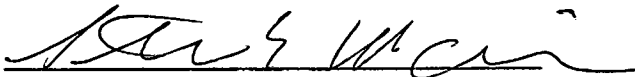
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$82,000.00**. (Here comply with requirements of ORS 93.030)

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 20 day of July, 2013.

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



By: Steve T Morris, General Partner

STATE OF _____)
County of _____)ss.
_____)

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

Notary Public for
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF Sacramento)

File No: _____

APN No: _____

On July 28 2013 before me, Charles Mitch Morrow, Notary Public, personally appeared Steve J. Morris

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



This area for official notarial seal.

OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____