



THIS SPACE RESERVED FOR RECORDER'S USE

2013-010711

Klamath County, Oregon

09/20/2013 02:23:53 PM

Fee: \$47.00

After recording return to:

Daniel Morris

90932 Robertson Lane

Coos Bay, OR 97420

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

Daniel Morris

90932 Robertson Lane

Coos Bay, OR 97420

Escrow No. MT98482-CT

Title No. 0098482

SWD r.020212

### STATUTORY WARRANTY DEED

**El Don E. Graves and Wanda D. Graves, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Daniel Morris and Donna Morris, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$164,000.00**.

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:

**2013-2014 Real Property Taxes a lien not yet due and payable.**

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 30<sup>th</sup> day of August 2013.

El Don E. Graves  
El Don E. Graves

Wanda D. Graves  
Wanda D. Graves

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 30 2013 by El Don E. Graves and Wanda D. Graves.

Lisa Legget-Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2015



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that portion of the SW1/4 NW1/4 and SE1/4 NW1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath State of Oregon, more particularly described as follows:

Commencing at a point South 89°21'50" East 1203 feet from the Southwest corner of NW1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian; thence at right angles and parallel to the West Line of the NW1/4, North a distance of 480 feet; thence at right angles East 317 feet more or less to a point on the West line of the Sprague River Highway; thence Southeasterly along the Westerly line of the Sprague River Highway a distance of 571 feet more or less to the South line of the NW1/4; thence West along the South line of the NW1/4 a distance of 717 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said described land lying South of the North line of the County Road, also known as Skeen Road.