

2013-011575

Klamath County, Oregon



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10/11/2013 03:03:44 PM

Fee: \$42.00

After recording return to:

Gary L. Hedlund
Attorney at Law
303 Pine Street
Klamath Falls OR 97601

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

Robert J. Morgan and Jocelyn J. Morgan
706 S. Marion Avenue
Washington IA 52353-1431

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STATUTORY WARRANTY DEED

Robert J. Morgan, Grantor, hereby conveys and warrants to Robert J. Morgan and Jocelyn J. Morgan, husband and wife, as tenants by the entirety, Grantees, the following described real property in the County of KLAMATH and State of Oregon free of encumbrances as except as specifically set forth herein:

Parcel No. 1: Lots 1 and 2 in Block 3, OPPORTUNITY 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 Tax Account No. R-3809-020BC-00501-000
And Property ID No. R702494

Parcel No. 2: The real property described on that certain Deed
recorded in the office of the County Clerk of Klamath
County, Oregon, in Vol. 346 at pages 558-559, also
described as follows:

Beginning at an iron in located South 0 08' West a
distance of 608.25 feet and North 89 52' West a
distance of 661.8 feet from the east 1/4 corner of
Section 9, Township 39 South, Range 10 E., W.M.;
thence North 89 52' West 208.71 feet to an iron pin;
thence North 0 08' East 208.71 feet to an iron pin;
thence South 0 08' West 208.71 feet more or less to
the point of beginning containing 1.0 acres, more or less

Klamath County Tax Account No. R-3910-009DA-01700-000
and Property ID No. R595555

More commonly referred to as: 11911 Clovis Drive
Klamath Falls OR 97603

CONSIDERATION: \$10 & OTHER CONSIDERATION (ESTATE PLANNING)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

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:

The true and actual consideration for this conveyance is \$10.00 and other valuable consideration.

DATED: October 7, 2013.

By Robert J. Morgan
Robert J. Morgan

STATE OF OREGON)

County of Klamath)

) ss

On October 7th, 2013, before me, Karen R. Chesney, personally appeared Robert J. Morgan, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Karen R. Chesney
Notary Public for Oregon
My Commission Expires: 9-2-14

