



THIS SPACE RESERVED FOR

**2013-013957**  
**Klamath County, Oregon**  
12/20/2013 03:02:55 PM  
Fee: \$42.00

After recording return to:

Neil R. Graff

30142 O'Neil Dr.

Klamath Falls, OR 97601

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

Neil R. Graff

30142 O'Neil Dr.

Klamath Falls, OR 97601

Escrow No. MT99380-SH

Title No. 0099380

SWD r.020212

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### STATUTORY WARRANTY DEED

**Brenda J. Morris and Barry G. Leach, each as to an undivided 1/2 interest, not as tenants in common, but with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Neil R. Graff,**

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:

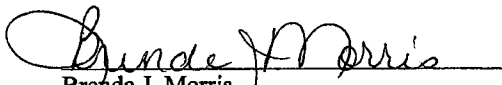
The Easterly 47 feet of Lot 31 and all of Lots 32 and 33 in Resubdivision of Tracts B and C of FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$130,000.00**.

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:

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 December 2013.

  
Brenda J. Morris

  
Barry G. Leach

State of Oregon  
County of ~~Klamath~~ JACKSON

This instrument was acknowledged before me on 12-20, 2013 by Brenda J. Morris and Barry G. Leach.

  
(Notary Public for Oregon)



My commission expires 7-10-17