

2014-002185

Klamath County, Oregon



00149698201400021850020020

03/14/2014 08:36:56 AM

Fee: \$47.00

Unless a change is requested, all tax statements shall be sent to Jim and Robin Morris, 1985 W.23rd Avenue, Eugene, OR 97405.

After recording, return to: Jim and Robin Morris, 1985 W.23rd Avenue, Eugene, OR 97405.

WARRANTY DEED - STATUTORY FORM

James Robert Morris, Trustee, of the Morris Family Living Trust, and James Robert Morris, Trustee, of the Ruth M. Morris Unified Credit Trust, as Tenants in Common, Grantor, conveys and warrants to James Robert Morris and Robin Kennedy Morris, Trustee, of the JR Morris Family Living Trust, dated February 21, 2014, as Grantee, all their right, title and interest in and to the following described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

A tract situated in Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

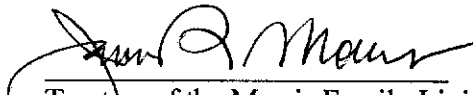
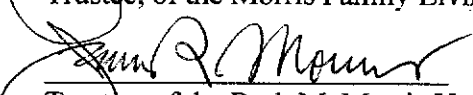
Beginning at the intersection of the South line of Pine Creek Loop and the centerline of Bearskin Road if extended Southerly according to the plat of Tract 1052, Crescent Pines, recorded in Klamath County, Oregon Plat Records; thence Westerly along the South line of said Pine Creek Loop (being 60 feet in width) to its intersection with the Southerly extension of a line parallel with and 30.00 feet Easterly from when measured at right angles to the line between Lots 7 and 8, Block 2 of said Crescent Pines; thence South 0 degrees 18'40" West, 210 feet, more or less, along said parallel line to a point on a line 5.0 feet Northerly of the North bank of Crescent Creek; thence Easterly along a line 5.0 feet Northerly of the North bank of said Creek to a point on a line which bears South 0 degrees 18'40" West from the point of beginning; thence North 0 degrees 18'40" East, 240 feet, more or less to the point of beginning.

Except the following encumbrances: Covenants, conditions, restrictions and easements of record.

The said property is free from encumbrances except as stated above.

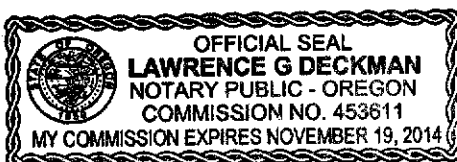
The true consideration for this conveyance is to change vesting and other good and valuable consideration.

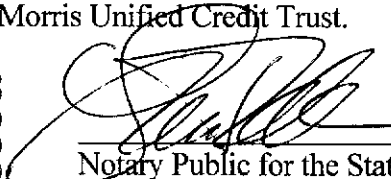
DATED this 21st day of February, 2014.


Trustee, of the Morris Family Living Trust

Trustee, of the Ruth M. Morris Unified Credit Trust

STATE OF OREGON, County of Lane)ss.

The foregoing instrument was acknowledged before me on the 21 day of February 2014, by James Robert Morris, Trustee, of the Morris Family Living Trust, and James Robert Morris, Trustee, of the Ruth M. Morris Unified Credit Trust.




Notary Public for the State of Oregon
My commission expires: 11/19/2014

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.