



THIS SPACE RESERVED FOR RECORDER'S USE

2014-004474

Klamath County, Oregon

05/02/2014 12:36:58 PM

Fee: \$47.00

After recording return to:

DANIEL J. MOREHOUSE

5421 SHASTA WAY

KLAMATH FALLS, OR 97603

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

DANIEL J. MOREHOUSE

5421 SHASTA WAY

KLAMATH FALLS, OR 97603

Escrow No. MT100307DS

Title No. 0100307

SWD r.020212

STATUTORY WARRANTY DEED

ANGEL GARCIA CARO and AMPARO ROMERO DE PENA, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

DANIEL J. MOREHOUSE and VALERIE MOREHOUSE, 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:

The North 15 feet of Lot 20 and the South 45 feet of Lot 21, TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

The true and actual consideration for this conveyance is **\$63,000.00**.

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:

47-

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 28th day of April, 2014.

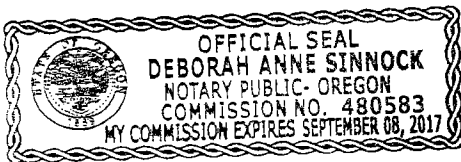
Angel Garcia Caro
ANGEL GARCIA CARO

Amparo Romero de Pena
AMPARO ROMERO DE PENA

BY Amparo Romero de Pena His Att'y in fact.
AMPARO ROMERO DE PENA, HIS ATTORNEY IN
FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-28, Amparo Romero de Pena, as Att'y in fact for 2014 by ANGEL GARCIA CARO and AMPARO ROMERO DE PENA.



Deborah Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17