

After recording, please send to:
Barbara J. Morris
3502 Chelsea Street
Klamath Falls, OR 97603

2014-005255

Klamath County, Oregon



00153390201400052550030038

05/15/2014 03:46:19 PM

Fee: \$52.00

* Please also send tax statements to above address.

TRANSFER ON DEATH DEED
(ORS 93.948 TO ORS 93.979)

Before her death, Grantor **Barbara J. Morris** reserves her rights under the Uniform Real Property Transfer on Death Act, Oregon Revised Statutes, 93.948 through 93.990. Upon the death of **Barbara J. Morris**, Grantor transfers her interest in the following described property to Susan Mackadams, the described real property situated in the County of Klamath, State of Oregon to wit:

See Exhibit "A" attached hereto.

If Susan Mackadams does not survive Barbara J. Morris, then upon the death of Barbara J. Morris, Grantor transfers her interest in the above described property to Brittany Mackadams.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

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The true consideration for this conveyance is \$0.00. ORS 93.930.

IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

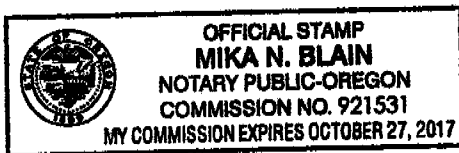
Sherry D. Wells
(Signature of Witness)

Barbara J. Morris
Barbara J. Morris, Grantor

Sherry D. Wells
(Printed Name of Witness)

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned person, Barbara J. Morris, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this 15th day of May, 2014.



Mika N. Blain
Notary Public for Oregon
My Commission Expires: 10-27-17

AMT-45326MS

WARRANTY DEED

CALVIN R. HECOCCTA,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 BARBARA J. MORRIS,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

LOTS 7 AND 8 IN BLOCK 15, CHELSEA ADDITION, ACCORDING TO THE OFFICIAL
 PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
 OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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.

The true and actual consideration for this conveyance is \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 204 COLE AVENUE, KLAMATH FALLS, OR 97601

Dated this 23rd day of July, 1998.

Calvin Hecoccta
 CALVIN R. HECOCCTA

STATE OF Oregon ss. July 23rd 19 98
 COUNTY OF Mattnomah
 Personally appeared the above named Calvin Hecoccta

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

Julie K. Comer
 Notary Public for Oregon
 My commission expires 12-03-99

(seal)

ESCROW NO. MT45326-MS

Return to:
 BARBARA J. MORRIS
 204 COLE AVENUE
 KLAMATH FALLS, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
 of July A.D., 19 98 at 3:51 o'clock P. M., and duly recorded in Vol. 1198
 of Deeds on Page 27319

FEE \$30.00

By Bernetha G. Letsch, County Clerk

EXHIBIT A
 PAGE 1 OF 1

98 JUL 24 P3:51