

2014-005255

Klamath County, Oregon



00153390201400052550030038

05/15/2014 03:46:19 PM

Fee: \$52.00

After recording, please send to:

Barbara J. Morris  
3502 Chelsea Street  
Klamath Falls, OR 97603

\* 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 15<sup>th</sup> day of May, 2014.



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

Unofficial Copy

AMT-45326MS

## WARRANTY DEED

CALVIN R. HECOCIA,  
 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 R. Hecocia  
 CALVIN R. HECOCIA

STATE OF Oregon ss. July 23rd 1998  
 COUNTY OF Mattnomah  
 Personally appeared the above named Calvin Hecocia

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., 1998 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  
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