

1st 2274885 MT



After recording return to:
Francisco Dominic Morales
2919 Altamont Dr
Klamath Fall, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Francisco Dominic Morales
2919 Altamont Dr
Klamath Fall, OR 97603

File No.: 7021-2274885 (MT)
Date: June 20, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Daniel G. Richardson and Jessica C. Richardson, husband and wife, Grantor, conveys and warrants to **Francisco Dominic Morales**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The North 54.4 feet of the Westerly 221.9 feet of Lot 9, Block 3, ALTAMONT ACRES, more particularly described as follows: Beginning at the Northwest corner of said Lot 9 on the Easterly line of Altamont Drive, as shown on the duly recorded plat of Altamont Acres; thence Easterly along the North line of said Lot, 221.9 feet; thence South and parallel with Altamont Drive 54.4 feet; thence West 221.9 feet more or less to the East line of Altamont Drive; thence North along said line of Altamont Drive 54.4 feet to the point of beginning.

Subject to:


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$75,000.00**. (Here comply with requirements of ORS 93.030)

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.

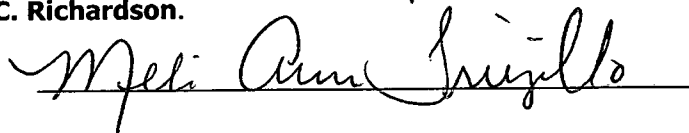
Dated this 10 day of September, 2014.


Daniel G. Richardson


Jessica C. Richardson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10th day of September, 2014
by **Daniel G. Richardson and Jessica C. Richardson.**



Notary Public for Oregon
My commission expires: November 17, 2017

