

**2014-012599****Klamath County, Oregon**

12/05/2014 02:06:12 PM

Fee: \$47.00

After recording return to:

Dennis Ray Wiard

5245 Sturdivant Ave.

Klamath Falls, OR 97603

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

Dennis Ray Wiard

5245 Sturdivant Ave.

Klamath Falls, OR 97603

Escrow No. MT102319SH

Title No. 0102319

SWD r.020212

STATUTORY WARRANTY DEED
Robert J. Morgan and Jocelyn J. Morgan, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Dennis Ray Wiard and Tammara Louise Wiard, 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:

A parcel of land situated in the N1/2 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located South 0°08' West a distance of 608.25 feet and North 89°52' West a distance of 661.8
feet from the East one-fourth corner of said Section 9; thence North 89°52' West a distance of 208.71 feet to an iron pin;
thence North 0°08' East a distance of 208.71 feet to an iron pin; thence South 89°52' East a distance of 208.71 feet to an
iron pin; thence South 0°08' West a distance of 208.71 feet, more or less, to the point of beginning

The true and actual consideration for this conveyance is **\$55,000.00**.

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:

4700

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 4th day of December, 2014.

(X) Robert J. Morgan
Robert J. Morgan

(X) Jocelyn J. Morgan
Jocelyn J. Morgan

State of ~~Oregon~~ Iowa
County of ~~Klamath~~ Washington

This instrument was acknowledged before me on December 4, 2014 by Robert J. Morgan and Jocelyn J. Morgan.

Barbara A. Edmondson

(Notary Public for ~~Oregon~~ Iowa)

My commission expires 5-29-2015

