



2015-007658
Klamath County, Oregon
07/14/2015 11:42:16 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ron Waggoner and Sonya Waggoner

764 Wocus St

Klamath Falls, OR 97601

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

Ron Waggoner and Sonya Waggoner

764 Wocus St

Klamath Falls, OR 97601

File No. 49291AM

STATUTORY WARRANTY DEED

Morris Properties, LTD,

Grantor(s), hereby convey and warrant to

Ron Waggoner and Sonya Waggoner, 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 portion of Tract 22, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Tract 22; thence Northerly along the East line of Tract 22, a distance of 239.20 feet; thence West along the South line of property described in Book 320 at page 586, Deed Records of Klamath County, Oregon, a distance of 93.38 feet to the true point of beginning of this parcel; thence West along the South line of property described in Book 320 at page 586, Deed Records of Klamath County, Oregon, a distance of 85 feet; thence South to the North line of Harlan Drive; thence South 66° 33' East along Harlan Drive to a point that is perpendicular to the point of beginning; thence North parallel to the East line of Tract 22 to the point of beginning.

The true and actual consideration for this conveyance is **\$205,000.00.**

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

47AMT

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 10th day of July, 2015

Morris Properties LTD

By: [Signature]
Steven T. Morris, General Partner

State of OR } ss.
County of Klamath }

On this 10th day of July, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Steven T. Morris known or identified to me to be the partner(s) that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 9-8-17

