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11/24/2015 08:52:39 AM

Fee: \$47.00

**Grantor:**  
**Diane Young Morgan, Sole Trustee**  
Diane Young Morgan and Richard B. Morgan  
Revocable Trust  
2073 N. Vine St.  
Canby, OR 97013

**Grantee:**  
**Diane Morgan Young (AKA Diane Young Morgan),**  
as trustee of the **Diane Morgan Young**  
**Survivor's Trust U/T/A dated May 23, 2011**  
2073 N. Vine St.  
Canby, OR 97013

**AFTER RECORDING RETURN TO:**  
**Amy J. Cross, Attorney at Law**  
**1800 Blankenship Rd., Suite 200**  
**West Linn, OR 97068**

UNTIL REQUESTED OTHERWISE,  
SEND TAX STATEMENTS TO:  
Diane Morgan Young, Trustee  
2073 N. Vine St.  
Canby, OR 97013

SPACE ABOVE THE LINE FOR RECORDER'S USE

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that **DIANE YOUNG MORGAN, as the sole trustee, of the DIANE YOUNG MORGAN AND RICHARD B. MORGAN REVOCABLE TRUST, as Richard B. Morgan, co-trustee** died on April 15, 2014, hereinafter called "Grantor," for the consideration hereinafter stated, to Grantor paid by **DIANE MORGAN YOUNG (AKA DIANE YOUNG MORGAN), as TRUSTEE, OR HER SUCCESSORS IN TRUST, OF THE DIANE MORGAN YOUNG SURVIVOR'S TRUST U/T/A DATED MAY 23, 2011, INCLUDING ANY AMENDMENTS MADE THERETO,** hereinafter called "Grantee," do hereby grant, bargain, sell and convey unto the Grantee and Grantee's heirs, successors and assigns, that certain real property, situated in the County of Klamath, State of Oregon, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, described as follows, to-wit:

**LOTS 23, BLOCK 04, KLAMATH FOREST ESTATES AS RECORDED IN BOOK M68, PAGE 9116 OF THE COUNTY RECORDER'S OFFICE OF KLAMATH COUNTY, STATE OF OREGON.**

(Assessor's parcel #R259589; Map Tax Lot: R-3510-015A0-03700-000, CODE 008)

The true consideration paid for this transfer, stated in terms of dollars, is \$nil. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (See ORS 93.030).

And Grantor hereby covenants to and with Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exception, so state): None, except conditions, restrictions, easements, assessment and powers of special district if any, and that Grantor will warrant and forever defend the 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.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this deed, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 12<sup>th</sup> day of November, 2015; if Grantor is a corporation(s), it has caused its name to be signed and its seal, if any, affixed by an office or other person duly authorized to do so by order of its board of directors.

*Diane Young Morgan*  
DIANE YOUNG MORGAN, Grantor,  
as trustee

STATE OF OREGON            )  
  ) ss.  
County of Clackamas        )

as trustee, *AJC*

Personally appeared before me on DIANE YOUNG MORGAN, and acknowledged the foregoing instrument to be her voluntary act and deed. *On November 12, 2015. AJC*

*Amy Joanne Cross*  
Notary Public for Oregon  
My commission expires: 4-1-2018

