



2015-013183
Klamath County, Oregon
12/07/2015 01:32:18 PM
Fee: \$47.00

THIS SPACE RESERVED

After recording return to:
Conrad Joseph Morgel and Wilma Eileen Morgel
PO Box 383
Douglas, AZ 85608

Until a change is requested all tax statements shall be sent to the following address:
Conrad Joseph Morgel and Wilma Eileen Morgel
PO Box 383
Douglas, AZ 85608
File No. 74363AM

STATUTORY WARRANTY DEED

Troy Horace Choate,

Grantor(s), hereby convey and warrant to

Conrad Joseph Morgel and Wilma Eileen Morgel, 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 SE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 39°40' East 209 feet from a point which is South 39°40' West, 290 feet and South 50°20' East 499 feet from the intersection of the South line of Crescent, Oregon and the Easterly line of Main Street of Crescent, Oregon, thence North 50°20' West 199 feet, thence North 39°40' East to a point on said line which is 60 feet Southerly on said line of the intersection of said line and the North line of said SE 1/4 SW 1/4, thence Southerly and parallel to the East line of said SE 1/4 SW 1/4 a distance of 139 feet to a point, thence Easterly and parallel to the North line of said SE 1/4 SW 1/4, a distance of 30 feet to a point, thence Southerly and parallel to the East line of said SE 1/4 SW 1/4, a distance of 200 feet to a point, thence North 50°20' West a distance of 32 feet more or less to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2409-030CD-00400-000

The true and actual consideration for this conveyance is **\$111,242.00.**

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:



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 3 day of dec, 2015.


Troy Horace Choate

State of Oregon } ss
County of Deschutes }

On this 3rd day of December, 2015, before me, Tiffany Lorraine Hudson a Notary Public in and for said state, personally appeared Troy Horace Choate, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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


Notary Public for the State of Oregon
Residing at: Bend, OR
Commission Expires: 6/8/17

