

2016-000417

Klamath County, Oregon



00180966201600004170020027

01/15/2016 11:16:08 AM

Fee: \$47.00

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:  
Kendra L. and Michael Moerbeek  
4249 Avalon  
Klamath Falls, Oregon 97603

---

## WARRANTY DEED

Wesley D. Edmunson, Grantor, conveys and warrants to Kendra L. Moerbeek and Michael Moerbeek, husband and wife, as tenants by the entirety, Grantees, Grantor's remaining interest in the following described real property free of encumbrances except as specifically set forth herein:

Real Property located at 4249 Avalon, Klamath Falls, OR, more particularly described as Lot 126, First Addition to Casitas Addition of Klamath County, Oregon.


Property ID: R544682  
Tax lot number: R-3909-010CD-08500-000

There is no consideration for this conveyance. It is a gift. A similar gift of an undivided one-half interest was made by Grantor to Grantees in October 2015. With this gift, Grantees are fee title owners of the described property.

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

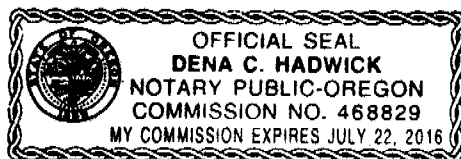
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS 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 14 day of January, 2016.

  
Wesley D. Edmunson

STATE OF OREGON           )  
  ) ss.  
County of Klamath       )

This instrument was acknowledged before me on January 14, 2016, by Wesley D. Edmunson.



  
Notary Public - State of Oregon  
My commission expires: 7-22-16