



THIS SPACE RESERVED

**2016-002374**  
Klamath County, Oregon  
03/03/2016 12:20:53 PM  
Fee: \$47.00

After recording return to:

William Morgan  
5456 Basin View Drive  
Klamath Falls, OR 97603

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

William Morgan  
5456 Basin View Drive  
Klamath Falls, OR 97603  
File No. 86159AM

### STATUTORY WARRANTY DEED

**Earl Franklin Eyre and Barbara Lee Eyre, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**William Morgan,**

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:

**Lot 9 in Block 7 of TRACT 1152-NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion thereof conveyed to Janet E. Hall by Deed recorded May 14, 2002 in Volume M02, page 28698, Microfilm Records of Klamath County, Oregon, to complete Lot Line Adjustment 23-00, described as follows:**

**A tract of land being a portion of Lot 9, Block 7 "Tract 1152 – North Hills", a duly recorded subdivision, situated in the NE1/4 of Section 35, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Northerly corner common to said Lots 9 and 10; thence South 01° 10' 49" West 100.00 feet to the Southerly corner common to said Lots 9 and 10; thence along the South line of said Lot 9 North 88° 49' 11" West 7.73 feet; thence North 05° 03' 54" East 100.23 feet to a point on the North line of said Lot 9; thence South 88° 49' 11" East 0.94 feet 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:

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 29<sup>th</sup> day of February, 2016

Earl Franklin Eyre  
Earl Franklin Eyre

Barbara Lee Eyre  
Barbara Lee Eyre

State of Arizona } ss  
County of Pima }

On this 29<sup>th</sup> day of February, 2016, before me, Leticia Amor Armellini a Notary Public in and for said state, personally appeared Earl Franklin Eyre and Barbara Lee Eyre, 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.

Leticia Amor Armellini  
Notary Public for the State of Arizona  
Residing at: Green Valley, AZ  
Commission Expires: Jan 22 2017

