

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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06/23/2016 12:18:23 PM

Fee: \$47.00

William Morgan

Grantor's Name and Address

William Morgan  
Crystal Jeanine Morgan

Grantee's Name and Address

After recording, return to (Name and Address):

William Morgan  
5456 Basin View Drive  
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

William Morgan

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto William Morgan and Crystal Jeanine Morgan, as tenants by the entirety hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

\* See Attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is vesting change. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on June 23, 2016; any signature on behalf of a business or other entity is made with the authority of that entity

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.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on June 23, 2016 by William Morgan

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL STAMP  
STACY MARIE HOWARD  
NOTARY PUBLIC- OREGON  
COMMISSION NO. 844002  
MY COMMISSION EXPIRES OCTOBER 18, 2019

Notary Public for Oregon

My commission expires 10-19-19

## EXHIBIT "A"

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  $01^{\circ} 10' 49''$  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  $88^{\circ} 49' 11''$  West 7.73 feet; thence North  $05^{\circ} 03' 54''$  East 100.23 feet to a point on the North line of said Lot 9; thence South  $88^{\circ} 49' 11''$  East 0.94 feet to the point of beginning.