



2016-007528
Klamath County, Oregon
07/15/2016 02:32:25 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael David Morgan and Julie Ann Morgan
540 Silverado Circle
Fairfield, CA 94534

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

Michael David Morgan and Julie Ann Morgan
540 Silverado Circle
Fairfield, CA 94534
File No. 98513AM

STATUTORY WARRANTY DEED

Gregory M. Kackstetter and Chryle A. Kackstetter,
as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michael David Morgan and Julie Ann Morgan, 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:

Beginning at the Southeast corner of Section 20, Township 27 South, Range 8 East, Willamette Meridian, said point being marked by a 1982 Brass Cap; thence North 89°47'21" West along the South line of Section 20, 1,315.77 feet to the East 1/16 corner, said point being marked by a 5/8 inch iron pin; thence North 0°07'59" East 2,643.75' to the C.E. 1/16 corner; said point being marked by a 5/8 inch iron pin; thence South 89°46'16" East along the East-West centerline of Section 20, 726.62' to a point marked by a 5/8 inch iron pin; thence south 749.36' to a point marked by a 5/8 inch iron pin; thence East 583.00 feet to a point on the East line of Section 20, said point being marked by a 5/8 inch iron pin; thence South, along the East line of Section 20, 144.62 feet to a point marked by a 5/8 inch iron pin; thence North 56°56'20" West, 155.11 feet to a point marked by a 5/8 inch iron pin; thence West 453.00 feet to a point; marked by a 5/8 inch iron pin; thence South 1,130.32 feet to a point marked by a 5/8 inch iron pin; thence East, 583.00 feet to a point on the East line of Section 20, said point being marked by a 5/8 inch iron pin; thence South, along the East line of Section 20, 706.00 feet to the point of beginning, all in Klamath County, Oregon.

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

R-2708-02000-00200-000

The true and actual consideration for this conveyance is \$195,000.00.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

Return to:

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 13 day of July, 2016

Gregory M. Kackstetter
Gregory M. Kackstetter

Chryle A. Kackstetter
Chryle A. Kackstetter

State of Calif. California } ss
County of Madera }

On this 13th day of July, 2016, before me, Cheryce Chartier, a Notary Public in and for said state, personally appeared Gregory M. Kackstetter and Chryle A. Kackstetter, 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.

Cheryce Chartier
Notary Public for the State of California
Residing at: Oakhurst
Commission Expires: 08-29-2018

