



2016-007675
Klamath County, Oregon
07/20/2016 11:41:26 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Misty D. Ross
2919 Altamont Drive
Klamath Falls, OR 97603-6605

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

Misty D. Ross
2919 Altamont Drive
Klamath Falls, OR 97603-6605

File No. 101351AM

STATUTORY WARRANTY DEED

Francisco Dominic Morales,

Grantor(s), hereby convey and warrant to

Misty D. Ross,

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:

**The North 54.4 feet of the Westerly 221.9 feet of Lot 9 , Block 3, ALTAMONT ACRES, more particularly
described as follows: Beginning at the Northwest corner of said Lot 9 on the Easterly line of Altamont Drive,
as shown on the duly recorded plat of ALTAMONT ACRES; thence Easterly along the North line of said
Lot, 221.9 feet; thence South and parallel with Altamont Drive 54.4 feet; thence West 221.9 feet more or less
to the East line of Altamont Drive; thence North along said line of Altamont Drive 54.4 feet to the point of
beginning.**

The true and actual consideration for this conveyance is \$88,000.00.

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

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 18th day of July, 2016

Francisco Dominic Morales
Francisco Dominic Morales

State of Oregon } ss
County of Klamath }

On this 18 day of July, 2016, before me, Linzi Rose Kerr a Notary Public in and for said state, personally appeared Francisco Dominic Morales, 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.

Linzi Rose Kerr
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: March 16, 2018

