



0019060120160083790020021

08/09/2016 09:13:08 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:

Stephen G. Spencer, Cotrustee  
Morstad Family Trust  
437 Main Street  
Klamath Falls, OR 97601

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### WARRANTY DEED

Leo B. Morstad and Claris E. Morstad, tenants by the entirety, husband and wife, Grantors, warrant and transfer to Stephen G. Spencer and Beverly E. DiPietro, Cotrustees of the Morstad Family Trust uad July 14, 2016, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

A parcel of land situated in the SW 1/4 NW 1/4 of Section 5, Township 39, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a one inch iron shaft with hex nut marking the Northwest corner of said SW 1/4 NW 1/4; thence North 89 degrees 55' East along the North line of said SW 1/4 NW 1/4, 539.09 feet to a 5/8 inch iron pin; thence South 00 degrees 05' East 374.00 feet to a 5/8 inch iron pin on the Northerly right of way line of Lindley Way, a county road; thence South 89 degrees 55' West along said right of way line, 25.00 feet; thence North 00 degrees 05' West, 249.69 feet to a 1/2 inch iron pin; thence South 89 degrees 55' West, 234.52 feet to a 1/2 inch iron pin; thence South 00 degrees 06' West, 62.69 feet to a 1/2 inch iron pin; thence South 89 degrees 55' West, 280.00 feet to a 1/2 inch iron pin on the West line of said Section 5; thence North 00 degrees 06' East along said West line of Section 5, 187.00 feet to the point of beginning.

Property ID: R531865  
Map Tax Lot: R-3909-005BC-00900-000

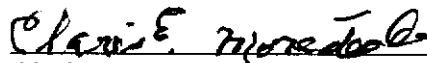
There is no true and actual consideration for this conveyance, it is done for the purposes of estate planning.

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 14th day of July, 2016.

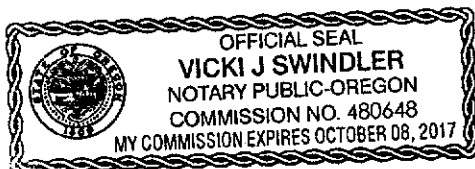
GRANTORS


  
Leo B. Morstad

  
Claris E. Morstad

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

Personally appeared the above-named Leo B. Morstad and Claris E. Morstad, on the 14th day of July, 2016, and acknowledged the foregoing instrument to be their voluntary act. Before me:



  
Notary Public for Oregon  
My Commission Expires: 10-8-17

WARRANTY DEED

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