

2017-006616

Klamath County, Oregon



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06/16/2017 02:08:04 PM

Fee: \$47.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Forceten Properties, LLC
5305 Hilldale Street
Klamath Falls, OR 97603

Grantor
John F. Morehouse and Trenna M. Morehouse
5305 Hilldale Street
Klamath Falls, OR 97603

Grantee
Forceten Properties, LLC
5305 Hilldale Street
Klamath Falls, OR 97603

- WARRANTY DEED -

John F. Morehouse and Trenna M. Morehouse, aka John Morehouse and Trenna Morehouse, Grantors, convey and warrant to Forceten Properties, LLC, an Oregon limited liability company, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Parcel 1: Lot 16 in Block 1, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: The South 1/2 of Lot 4, Block 8, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING therefrom that portion conveyed to Klamath County for the widening of Bisbee Street by instrument recorded in Volume M66 at Page 6206, Microfilm Records of Klamath County, Oregon.

Parcel 3: Lots 48 and 49, Block 14, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Parcel 4: Lot 9 of CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record and those apparent on the land; taxes and assessments.

The true and actual consideration for this transfer is capital contribution.

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.

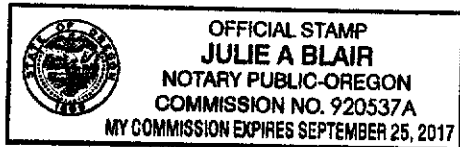
Dated this 15th day of June, 2017.

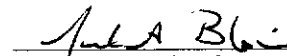

John F. Morehouse


Trena M. Morehouse

STATE OF OREGON)
) ss.
County of Klamath)

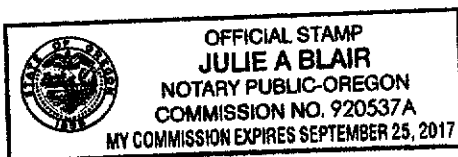
This instrument was acknowledged before me on June 15, 2017 by John F. Morehouse.





Notary Public for Oregon
My Commission expires: 9/25/2017

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on June 15, 2017 by Trena M. Morehouse.




Notary Public for Oregon
My Commission expires: 9/25/2017