



THIS SPACE RESERVED FOR

**2017-009548**

**Klamath County, Oregon**

**08/23/2017 04:03:00 PM**

**Fee: \$47.00**

After recording return to:

Krystal Brown

441 Bonner Lane

Crescent, OR 97733

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

Krystal Brown

441 Bonner Lane

Crescent, OR 97733

File No. 184580AM

### STATUTORY WARRANTY DEED

**Conrad Joseph Morgel and Wilma Eileen Morgel, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Krystal Brown,**

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:

**A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point which is North 39°40' East 209 feet from a point which is South 39°40' West, 290 feet and South 50°20' East 499 feet from the intersection of the South line of Crescent, Oregon and the Easterly line of Main Street of Crescent, Oregon, thence North 50°20' West 199 feet, thence North 39°40' East to a point on said line which is 60 feet Southerly on said line of the intersection of said line and the North line of said SE 1/4 SW 1/4, thence Southerly and parallel to the East line of said SE 1/4 SW 1/4 a distance of 139 feet to a point, thence Easterly and parallel to the North line of said SE 1/4 SW 1/4, a distance of 30 feet to a point, thence Southerly and parallel to the East line of said SE 1/4 SW 1/4, a distance of 200 feet to a point, thence North 50°20' West a distance of 32 feet more or less to the point of beginning.**

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

**R-2409-030CD-00400-000**

The true and actual consideration for this conveyance is **\$155,000.00.**

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:

**2017-2018 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.

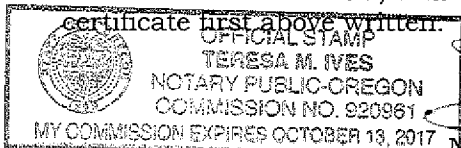
Dated this 21 day of August, 2017

Conrad Joseph Morgel By  
Conrad Joseph Morgel  
Wilma Eileen Morgel Attorney in fact  
Wilma Eileen Morgel  
~~Conrad Joseph Morgel~~

State of Oregon } ss  
County of Deschutes }

On this 21 day of August, 2017, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Conrad Joseph Morgel and Wilma Eileen Morgel, 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

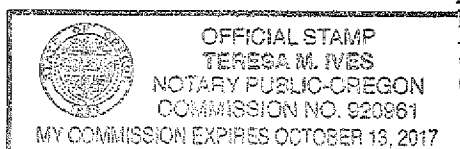


Teresa M. Ives  
Notary Public for the State of Oregon  
Residing at: La Pine  
Commission Expires: 10/13/2017

State of Oregon )  
County of Deschutes ) ss

On this 21st day of August, 2017, before me Teresa M. Ives, a Notary Public in and for said State, personally appeared Wilma Eileen Morgel, identified to me to be the person whose name subscribed to the within instrument as Attorney in fact of Conrad Joseph Morgel and acknowledged to me that she subscribed the name of Conrad Joseph Morgel as principal and his/her own name as Attorney in fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Teresa M. Ives  
Notary Public for the State of Oregon  
Residing at: La Pine  
Commission Expires: 10/13/2017