



THIS SPACE RESERVED FOR F

2017-010371

Klamath County, Oregon

09/13/2017 01:27:00 PM

Fee: \$47.00

After recording return to:

Dustin D. Howell and Jessica L. Howell

2480 Lindley Way

Klamath Falls, OR 97601

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

Dustin D. Howell and Jessica L. Howell

2480 Lindley Way

Klamath Falls, OR 97601

File No. 185256AM

STATUTORY WARRANTY DEED

Stephen G. Spencer and Beverly E. DiPietro, Co Trustees of the Morstad Family Trust uad July 14, 2016,

Grantor(s), hereby convey and warrant to

Dustin D. Howell and Jessica L. Howell, 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:

A parcel of land situated in the SW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one inch iron shaft with hex nut marking the Northwest corner of said SW1/4 NW1/4; Thence North 89° 55' East along the North line of said SW1/4 NW1/4, 539.09 feet to a 5/8 inch iron pin; thence South 00° 05' East 374.00 feet to a 5/8 inch iron pin on the Northly right of way line of Lindley Way, a county road; thence South 89° 55' West along said right of way line, 25.00 feet; thence North 00° 05' West, 249.69 feet to a 1/2 inch iron pin; thence South 89° 55' West, 234.52 feet to a 1/2 inch iron pin; thence South 00° 06' West, 62. 69 feet to a 1/2 inch iron pin; thence South 89° 55' West 280.00 feet to a 1/2 inch iron pin on the West line of said Section 5; thence North 00° 06' East along said West line of Section 5, 187.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$272,000.00.

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 13 day of September, 2017.

The Morstad Family Trust

By: Stephen G. Spencer
Stephen G. Spencer, Co Trustee

By: Beverly E. DiPietro
Beverly E. DiPietro, Co Trustee

State of Oregon } ss
County of Klamath }

On this 13 day of September, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Stephen G. Spencer and Beverly E. DiPietro, Co Trustees of the Morstad Family Trust, 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.

Melissa R Bland
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: April 20, 2018

