



THIS SPACE RESERVED FOR

2018-000797  
Klamath County, Oregon  
01/22/2018 02:40:01 PM  
Fee: \$52.00

After recording return to:

Janet Hustedt and Monica Byrd-Alcala

4922 Summers Lane

Klamath Falls, OR 97603

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

Janet Hustedt and Monica Byrd-Alcala

4922 Summers Lane

Klamath Falls, OR 97603

File No. 211024AM

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### STATUTORY WARRANTY DEED

**Helen M. Morehouse,**

Grantor(s), hereby convey and warrant to

**Janet Hustedt and Monica Byrd-Alcala, not as Tenants in Common but with Rights of Survivorship,**

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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$120,000.00.

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:

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 22nd day of JAN., 2018.

Helen Morehouse

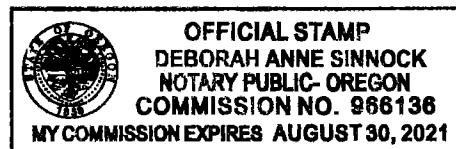
Helen Morehouse

By: Patricia Morehouse her Atty in fact  
Patricia Morehouse, her attorney in fact

State of OR } ss  
County of Klamath }

On this 22nd day of JAN., 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Patricia Morehouse, power of attorney for Helen M. Morehouse, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 8-30-21



## EXHIBIT "A"

211024AM

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 0°10' East along the section line a distance of 1062.3 feet and North 88°30' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian and running thence:

Continuing North 88°39' West a distance of 275.4 feet to an iron pin; thence South 0°10' East parallel to the section line a distance of 228.4 feet to an iron pin; thence South 88°39' East a distance of 275.4 feet to an iron pin on the Westerly right of way line of Summers Lane; thence North 0°10' West along the Westerly right of way line of Summers Lane a distance of 223.4 feet, more or less, to the point of beginning, said tract in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom all that portion described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 0°10' East along the section line a distance of 1062.3 feet; and North 88°30' West a distance of 30 feet from the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; running thence North 88°39' West a distance of 275.4 feet to an iron pin; thence South 0°10' East parallel to the section line a distance of 228.4 feet to an iron pin, the point of beginning; thence South 88°39' East a distance of 115 feet to a wooden stake; thence North 0°10' West parallel to the section line a distance of 175 feet to a wooden stake; thence North 88°39' West a distance of 115 feet to a wooden stake; thence South 0°10' East parallel to section line 175 feet to an iron pin; the point of beginning.

Also excepting therefrom all that portion conveyed to Klamath County, Oregon by Deed recorded May 16, 1928 in Volume 78 at page 500, Klamath County Deed Records.