



THIS SPACE RESERVED FOR

2018-001381

Klamath County, Oregon

02/02/2018 01:30:01 PM

Fee: \$47.00

After recording return to:

Scott W. Morris Sr. and Nancy C. Morris

23131 N Poe Valley Road

Klamath Falls, OR 97603

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

Scott W. Morris Sr. and Nancy C. Morris

23131 N Poe Valley Road

Klamath Falls, OR 97603

File No. 210509AM

STATUTORY WARRANTY DEED

Douglas Keith Whitsett,

Grantor(s), hereby convey and warrant to

Scott W. Morris Sr. and Nancy C. Morris, 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:

Parcel 1 of Land Partition 20-16, in the NW1/4 SW1/4 Section 23, and a portion of the NE1/4 SE1/4 Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, recorded December 28, 2016 in 2016-013801, Records of Klamath County, Oregon.

TOGETHER WITH an area of land in the Southwest quarter of Section 23, Township 39, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod marking the Northeast corner of Parcel 1 of Land Partition 20-16, which bears South 51°12' 34" East 1580.81 feet from a 2" aluminum cap marking the Northwest corner of said Southwest quarter, thence North 04°46'53" East 988.47 feet to the Northeast corner of Parcel 2 of Land Partition; thence South 00° 15'05" West 1321.47 feet to the Southeast corner of the Northwest quarter of said Southwest quarter; thence North 89°51'30" West 112.25 feet to the Southeast corner of said Parcel 1; thence along the East line of said Parcel North 06°03'14" East 338.03 feet to the point of beginning which bears North 90°00'00" East 616.92 feet from a 5/8" iron rod marking the Northwest corner of said Parcel 1.

The true and actual consideration for this conveyance is \$339,897.00.

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:

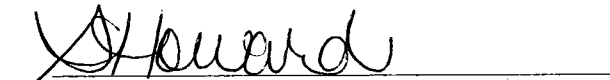
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 31st day of January, 2018.


Douglas Keith Whitsett

State of Oregon } ss
County of Klamath }

On this 31st day of January, 2018, before me, Stacy Howard a Notary Public in and for said state, personally appeared Douglas Keith Whitsett, 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.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10-19-19

