



2018-007986

Klamath County, Oregon

07/03/2018 11:37:03 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Christopher J. Tillia and Valerie A. Tillia

2777 S Cherry St

Cornelius, OR 97113

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

Christopher J. Tillia and Valerie A. Tillia

2777 S Cherry St

Cornelius, OR 97113

File No. 242977AM

STATUTORY WARRANTY DEED

John Michael Morgan,

Grantor(s), hereby convey and warrant to

Christopher J. Tillia and Valerie A. Tillia, 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:

The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$15,000.00.

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:

2018-2019 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 22 day of June, 2018

John Michael Morgan
John Michael Morgan

State of Washington } ss
County of Thurston }

On this 22 day of June, 2018, before me, Andrea Nielsen a Notary Public in and for said state, personally appeared John Michael Morgan, 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.

Andrea Nielsen
Notary Public for the State of Washington
Residing at: Olympia, WA
Commission Expires: 06-01-21

