



THIS SPACE RESERVED FOR

2018-011973

Klamath County, Oregon

10/01/2018 03:20:00 PM

Fee: \$87.00

After recording return to:

Daniel B. Morris and Alice Yvonne Parker

7951 Kings Way

Klamath Falls, OR 97603

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

Daniel B. Morris and Alice Yvonne Parker

7951 Kings Way

Klamath Falls, OR 97603

File No. 260408AM

STATUTORY WARRANTY DEED

Cynthia Kay Dailey who acquired title as Cynthia Kay Fricks,

Grantor(s), hereby convey and warrant to

Daniel B. Morris and Alice Yvonne Parker, as Tenants in Common, with right 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:

A parcel of land situated in the Northwest one-quarter of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of Section 18 and running thence, South 00° 01' 10" West 2132.46 feet; thence, South 89° 51' 42" East 1039.16 feet to the Point of Beginning; thence, due North 25.39 feet; thence 116.36 feet along a 100.00 foot radius curve left, the long chord of which bears North 56° 39' 51" East 109.91 feet; thence, North 23° 19' 46" East 74.72 feet; thence, 101.16 feet along a 135.77 foot radius curve right, the long chord of which bears North 44° 40' 31" East 98.84 feet to the Southerly line of a road easement recorded in Volume M78, page 23313, Klamath County Records; thence, along said line North 66° 01' 16" East 91.43 feet; thence, 183.33 feet along a 400.00 foot radius curve left, the long chord of which bears North 52° 53' 28" East 181.73 feet; thence, leaving said line South 89° 55' 23" East 66.78 feet; thence, South 00° 00' 22" West 372.57 feet to the Northerly line of an easement recorded in Volume M84, page 3843 of the Klamath County Records; thence, along said easement line North 89° 51' 42" West 486.12 feet to the Point of Beginning.

The true and actual consideration for this conveyance is \$397,000.00.

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 23 day of Sept 2018.

Cynthia K Dailey
Cynthia K. Dailey

State of Oregon } ss
County of Klamath }

On this 25 day of September, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared, Cynthia K. Dailey 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: Nov 06, 2020

