



THIS SPACE RESERVED FOR

**2018-012978**

**Klamath County, Oregon**

**10/24/2018 10:30:01 AM**

**Fee: \$92.00**

After recording return to:

Jennifer Van Alstyne

8518 Driftwood Hills

San Antonio, TX 78255

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

Jennifer Van Alstyne

8518 Driftwood Hills

San Antonio, TX 78255

File No. 261762AM

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**STATUTORY WARRANTY DEED**

**Gary Robert Lee Morris, Successor Trustee of the Roberta Lee Morris Living Trust U/A dated June 12, 2012,**

Grantor(s), hereby convey and warrant to

**Jennifer Van Alstyne,**

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:

**Lot 8 in Block 7 of SECOND ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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 19 day of Oct, 2018

Roberta Lee Morris Living Trust U/A dated June 12, 2012

By: Gary Robert Lee Morris, SUCCESSOR TRUSTEE  
Gary Robert Lee Morris, Successor Trustee

State of California) ss.

County of \_\_\_\_\_}

On this 19 day of October, 2018, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Gary Robert Lee Morris known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Roberta Lee Morris Living Trust U/A dated June 12, 2012, and acknowledged to me that he/she/they executed the same as Trustee.

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 California

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On Oct. 19, 2018 before me, WILLIAM E. ZINN, Notary Public \_\_\_\_\_,

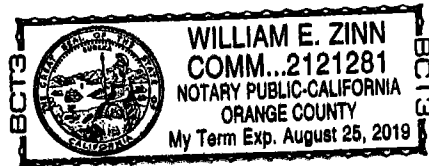
personally appeared **GARY ROBERT LEE MORRIS**

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary Public



### DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_

Number of Pages \_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

☐ Individual (s)

☐ Corporate Officer

☐ Partners

☐ Trustees

☐ Other \_\_\_\_\_