

2019-002304

Klamath County, Oregon



00236834201900023040010015

03/13/2019 12:06:18 PM

Fee: \$82.00

Grantor's Name and Address

Kenneth H. and Evelyn R. Duncan
P.O. Box 91
Malin, OR 97632

Grantee's Name and Address

Kerry Dale Morris
P.O. Box 408
Malin, OR 97632

After Recording Return to:

Marcus M. Henderson
ASPELL, HENDERSON & ASSOCIATES
122 South 5th Street
Klamath Falls, OR 97601

Until requested otherwise, send all
tax statements to:

Kerry Dale Morris
P.O. Box 408
Malin, OR 97632

STATUTORY WARRANTY DEED

Kenneth H. Duncan and Evelyn R. Duncan, "Grantors", convey, and warrant to Kerry Dale Morris, "Grantee", the following described real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon:

Parcel No. 3 of Land Partition 11-17

APN: R-4112-01600-06202-000

The property is free from encumbrances.

The true and actual consideration for this conveyance is \$30,000.00.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 12 day of March, 2019

Kenneth H. Duncan by Marilyn S. Hageity POA Evelyn R. Duncan by Marilyn S. Hageity POA
Kenneth H. Duncan, Grantor Evelyn R. Duncan, Grantor

STATE OF OREGON, County of Klamath)ss:

ACKNOWLEDGED BEFORE me this 12th day of March, 2019 by Kenneth H. Duncan and Evelyn R. Duncan by Marilyn S. Hageity POA



Sharolyn Kay Neumeier
NOTARY PUBLIC
My Commission Expires: April 18, 2020