



THIS SPACE RESERVED FOR

**2019-004347**

**Klamath County, Oregon**

**04/24/2019 10:13:01 AM**

**Fee: \$87.00**

After recording return to:

Christine Ann Morgan, Trustee of The Janet Heimann

Family Trust Dated October 28, 2010

1129 Maple St

Klamath Falls, OR 97601

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

Christine Ann Morgan, Trustee of The Janet Heimann

Family Trust Dated October 28, 2010

1129 Maple St

Klamath Falls, OR 97601

File No. 290917AM

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### STATUTORY WARRANTY DEED

**Edward Steven Spurr who acquired title as Steve Spurr,**

Grantor(s), hereby convey and warrant to

**Christine Ann Morgan, Trustee of The Janet Heimann Family Trust Dated October 28, 2010,**

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 West 1/2 of Lot 1 in Block 32 of HILLSIDE ADDITION to the City of Klamath Falls, 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 \$50,000.00.

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:

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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 APRIL, 2019.

Edward Steven Spurr  
Edward Steven Spurr

State of Idaho } ss  
County of ADAMS }

On this 22 day of APRIL, 2019, before me, Sally M. Howie

a Notary Public in and for said state, personally appeared Edward Steven Spurr, 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.

Sally M. Howie  
Notary Public for the State of Idaho  
Residing at: 2084  
Commission Expires: 6/8/21

Residing in: Eagle, Idaho  
Commission expires: 06-08-2021

