

2020-008024

Klamath County, Oregon

07/01/2020 08:37:52 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE



After recording return to:

Kevin Morrison and Lisa Morrison

409 E Ash St.

Chiloquin, OR 97624

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

Kevin Morrison and Lisa Morrison

409 E Ash St.

Chiloquin, OR 97624

File No. 375496AM

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### SPECIAL WARRANTY DEED

**Pacific Crest Federal Credit Union,**

Grantor(s) hereby conveys and specially warrants to

**Kevin Morrison and Lisa Morrison, not as Tenants in Common, but with rights of survivorship,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Lots 15 and 16 in Block 3, CHILOQUIN DRIVE ADDITION to the City of Chiloquin 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 \$54,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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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 25<sup>th</sup> day of June, 2020.

Pacific Crest Federal Credit Union  
By: X [Signature]  
Doug Battin, Assistant Secretary & Vice Pres.

State of Kansas } ss  
County of Johnson }

On this 25th day of June, 2020, before me, Kimra Y Loe a Notary Public in and for said state, personally appeared Doug Battin, as Assistant Secretary and Vice President, for Pacific Crest Federal Credit Union, 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 Kansas  
Residing at: 9601 Legler Road, Lenexa KS 66219  
Commission Expires: 6/18/24

