

RECORDING REQUESTED BY:



6000 Meadows Rd, Ste 100  
Lake Oswego, OR 97035

**AFTER RECORDING RETURN TO:**

Order No.: 872002385-CC  
Rebecca Seeley  
15677 Homestead Lane  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Rebecca Seeley  
15677 Homestead Lane  
Klamath Falls, OR 97601

APN: R705482  
R580008

15677 Homestead Lane, Klamath Falls, OR 97601

**2020-011540**

Klamath County, Oregon

09/10/2020 03:41:00 PM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Carl Morrow and Adrienne Morrow, as tenants by the entirety, Grantor, conveys and warrants to Rebecca Seeley, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

Amerititle-382516AM

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7/21/2020

Carl Morrow

Carl Morrow

Adrienne Morrow

Adrienne Morrow

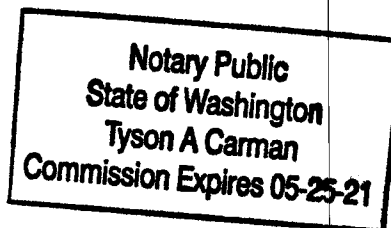
State of Washington

County of Spokane

This instrument was acknowledged before me on 7-21-2020 by Carl Morrow and Adrienne Morrow.

Tyson A Carman  
Notary Public - State of ~~Oregon~~ Washington

My Commission Expires: 5-25-21



**EXHIBIT "A"**  
Legal Description

A Parcel of Land situated in the NW 1/4 NW 1/4 of Section 30, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point that bears North 39°17'47" East a distance of 701.43 feet from the N 1/16 section corner of sections 25 and 30 of said Township and Range, thence North 87°41'01" West a distance of 174.55 feet; thence North 43°15'21" West a distance of 259.57 feet; thence South 85°24'57" West a distance of 16.45 feet; thence North 30°41'59" West a distance of 104.58 feet; thence North 64°00'23" East a distance of 297.99 feet; thence South 43°04'45" East a distance of 275.12 feet; thence South 08°55'53" West a distance of 216.99 feet to the point of beginning.

**EXHIBIT "B"**  
Exceptions

**Subject to:**

**SPECIFIC ITEMS AND EXCEPTIONS:**

The 2020-2021 Taxes: A lien not yet due or payable.

Taxes deferred as disclosed by the tax rolls, the premises herein described have been classified as reforestation lands, and are subject to forest fees, yield taxes, and all other provisions of the Reforestation Act. In the event of declassification, said premises will be subject to additional taxes and interest as provided by Oregon Revised Statutes 321.825.

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber Fire Patrol

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing Fire Patrol

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: The California Oregon Power Co., a California corporation

Recorded: February 14, 1957

Volume: 289, page 593, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Charles Courtois

Recorded: December 12, 1977

Volume: M77, page 24050

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Northwest Bell Telephone Company

Recorded: October 1, 1990

Volume: M90, page 19751

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: PacifiCorp, an Oregon corporation

Recorded: October 30, 2017

Instrument No.: 2017-012488