



2021-010786

Klamath County, Oregon

07/12/2021 01:30:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Elder Leonel Ardon Morales

17084 Millux Ave

Dos Palos, CA 93620

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

Elder Leonel Ardon Morales

17084 Millux Ave

Dos Palos, CA 93620

File No. 473788AM

**STATUTORY WARRANTY DEED**

**Michael Toby Ladd,**

Grantor(s), hereby convey and warrant to

**Elder Leonel Ardon Morales,**

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 South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Section 2, Township 37 South, Range 11 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$12,000.00.

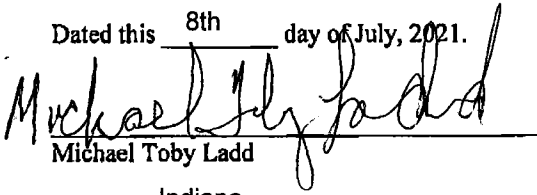
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2021-2022 Real Property Taxes, a lien not yet due and payable**

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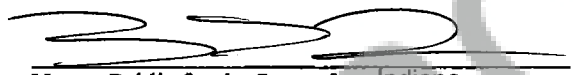
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8th day of July, 2021.

  
Michael Toby Ladd

State of Indiana } ss  
County of Wayne }

On this 8th day of July, 2021, before me, Kimberly S Blanton, a Notary Public in and for said state, personally appeared **Michael Toby Ladd**, 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.

  
Notary Public for the State of Indiana  
Residing at: Wayne County  
Commission Expires: 4-19-23

Kimberly S Blanton Notary Public - Official Seal State of Indiana Commission Number 666834 My Commission Expires Apr. 19, 2023
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