



2021-011882

Klamath County, Oregon

08/04/2021 10:59:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Johanna Morris

2121 Lower Klamath Lake Rd.

Klamath Falls, OR 97603

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

Johanna Morris

2121 Lower Klamath Lake Rd.

Klamath Falls, OR 97603

File No. 470777AM

STATUTORY WARRANTY DEED

Lloyd E. Ross and Shirley L. Ross, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Johanna Morris,

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:

An area of land in Lot 2 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the 1/4 section corner common to Sections 28 and 21, thence South 89°52'11" East a distance of 1307.79 feet; thence South 00°00'19" West a distance of 1165.15 feet; thence North 88°47'30" West a distance of 498.75 feet; thence North 00°08'34" East a distance of 294.19 feet; thence North 89°49'38" West a distance of 328.20 feet; thence North 89°38'22" West a distance of 438.80 feet; thence North 00°08'49" East a distance of 859.39 feet to the point of beginning.

The true and actual consideration for this conveyance is \$450,000.00.

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

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 3rd day of August, 2021.

Lloyd E. Ross by Shirley L. Ross, by attorney in fact
Lloyd E. Ross by Shirley L. Ross, by attorney in fact

Shirley L. Ross
Shirley L. Ross

State of Oregon } ss
County of Klamath }

On this 3 day of August, 2021, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Shirley L. Ross, known or identified to me to be the person(s) whose name(s) is 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

