

2022-002555
Klamath County, Oregon



00296241202200025550020025

03/01/2022 10:09:31 AM

Fee: \$87.00

Daniel Morehouse and Valerie Morehouse

Grantor

Daniel Morehouse and Valerie Morehouse, Trustees
5241 Shasta Way
Klamath Falls, OR 97603

Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Daniel Morehouse, aka Dan J. Morehouse, and Valerie Morehouse, aka Valerie B. Morehouse, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel Joseph Morehouse and Valerie Bernadette Morehouse, Trustee(s) of the Morehouse Living Trust, U/A dated February 24, 2022, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

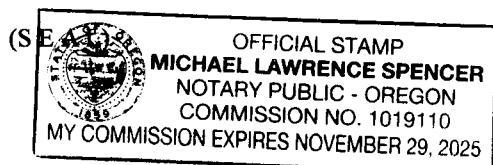
In Witness Whereof, the undersigned grantor, have executed this instrument this 24th day of February, 2022.


Daniel Morehouse, aka Dan J. Morehouse


Valerie Morehouse, aka Valerie B. Morehouse.

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Daniel Morehouse and Valerie Morehouse and acknowledge the foregoing instrument to be their voluntary act and deed.



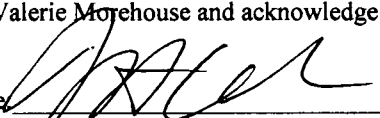
Before me 
Notary Public for Oregon

Exhibit A

PARCEL 1:

The East 92 feet of Lot 39 and the East 92 feet of the South 139.2 feet of Lot 40 in Fair Acres Subdivision Number One, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The West 20 feet of Lot 467 and the East 20 feet of Lot 468, Block 121, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.