

2022-003242

Klamath County, Oregon



00297024202200032420010013

03/16/2022 01:11:55 PM

Fee: \$82.00

WARRANTY DEED

Returned at Counter
Kenneth Mort
Grantor
Phaedra Mort
4442 Cleveland Avenue
Klamath Falls, OR 97601
Grantee

After recording return to and send all tax statements
Grantee

KNOW ALL MEN BY THESE PRESENTS, that KENNETH MORT, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to PHAEDRA MORT, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 24, Block 7, STEWART, situated in Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

R-3909-007CB-04700-000; ID # R-538092

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is per dissolution of marriage.

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 9 day of May, 2016.

Kenneth F Mort
Kenneth Mort

STATE OF OREGON County of Klamath)ss.

Personally appeared the above named Kenneth Mort and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)



Before me: Cherice F. Treasure
Notary Public for Oregon
My Commission Expires: 6/17/2016