



2022-004983

Klamath County, Oregon

04/19/2022 01:32:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Donald Manley

5711 6th Street

Klamath Falls, OR 97603

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

Donald Manley

5711 6th Street

Klamath Falls, OR 97603

File No. 533674AM

### STATUTORY WARRANTY DEED

**Keith Morrow and Kathleen Morrow, Trustees of the Keith & Kathleen Morrow Living Trust, dated March 15, 1991,**

Grantor(s), hereby convey and warrant to

**Donald Manley,**

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:

**Lot 235, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$37,500.00.

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:

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 18 day of APRIL, 2022.

The Keith & Kathleen Morrow Living Trust, dated March 15, 1991

By: Keith Morrow, Trustee  
Keith Morrow, Trustee

By: Kathleen Morrow, Trustee  
Kathleen Morrow, Trustee

State of ARIZONA } ss.  
County of LA PAZ }

On this 18 day of April, 2022, before me, ANNA LOU BURKE a Notary Public in and for said state, personally appeared Keith Morrow & Kathleen Morrow known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Keith & Kathleen Morrow Living Trust, dated March 15, 1991, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Anna Lou Burke  
Notary Public for the State of ARIZONA  
Residing at: LAKE HAVASU CITY, AZ 86403  
Commission Expires: 01-19-2023

