

2022-012825

Klamath County, Oregon



00308070202200128250040043

10/28/2022 02:50:57 PM

Fee: \$97.00

Prepared By:  
Betty J Morello

AND TAX STATEMENTS  
After Recording Return To:  
PO Box 152  
Chiloquin, Oregon 97624

Anthony Morello  
Returned at Counter

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On October 27, 2022 THE GRANTOR(S),

- Betty J Morello, a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Anthony A Morello, a single person, residing at 3076 East Lake Ave, Chiloquin, Klamath County, Oregon 97624

the following described real estate, situated in Chiloquin, in the County of Klamath, State of Oregon

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

Returned at Counter

## TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 3407-027DD-00300

Mail Tax Statements To:  
Anthony Morello  
PO Box 152  
Chiloquin, Oregon 97624

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

**[SIGNATURE PAGE FOLLOWS]**

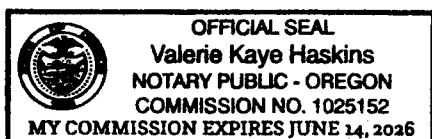
**Grantor Signatures:**

DATED: 10-28-2022

Betty J Morello  
Betty J Morello  
40430 Riverview Dr  
Chiloquin, Oregon, 97624

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 28 day of October,  
2022 by Betty J Morello.



Valerie K Haskins  
Notary Public

Notary  
Title (and Rank)

My commission expires 6/14/2026

EXHIBIT A

2021-003324

Klamath County, Oregon

03/05/2021 11:46:01 AM

Fee: \$87.00

After recording return to:  
PRIORITY TITLE & ESCROW  
641 LYNNHAVEN PKWY, STE 200  
VIRGINIA BEACH, VA 23452

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
BETTY J MORELLO  
40430 RIVERVIEW DRIVE  
CHILOQUIN, OR 97624

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**SPECIAL WARRANTY DEED  
(OREGON)**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE** Grantor,  
conveys and specially warrant(s) to **BETTY J MORELLO** Grantee, the following described  
real property free of encumbrances created or suffered by the Grantor as specifically set forth  
herein:

**A part of Government Lot 8 in Section 27, Township 34 South, Range 7 East of the  
Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the intersection of the South line of Section 27 with the Westerly right of way  
line of Southern Pacific Railroad; thence Northerly along said right of way line 961.50 feet  
to the true point of beginning; thence Northerly on said right of way line 160.25 feet; thence  
West to the mean high water line of the Williamson River; thence Southerly along said  
water line to a point due West of the true point of beginning; thence East to the true  
point of beginning**

**Per Circuit Court Case #1100750CV of the State of Oregon for Klamath County recorded  
10/14/2019 Document 2019-011950 entered 02/11/2014 that the Court finds that an  
easement over the land upon which the house sits, plus an additional five feet out of the  
eaves of the house to allow access to the house which will allow owners access to their house  
for maintenance and repairs.**

Tax Parcel No.: 3407-027DD-00300

This property is free of all encumbrances created.

The Grantor for itself and for its successors in interest does by these presents expressly limit the  
covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by  
statutory or other implication, and does hereby warrant and will defend the title to the property  
against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is \$222,663.00.

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  
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APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE  
UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR