



2023-002989
Klamath County, Oregon
04/21/2023 09:26:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard Morgan and Maxine Morgan

19230 Hooker Creek Rd

Cottonwood, CA 96022

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

Richard Morgan and Maxine Morgan

19230 Hooker Creek Rd

Cottonwood, CA 96022

File No. 553027AM

STATUTORY WARRANTY DEED

Daniel A. Oates, as Trustee of The Oates Family Trust, U.A.D. 11/28/1988, Amended and Restated in its entirety on 03/25/2022, and Daniel A. Oates

Grantor(s), hereby convey and warrant to

Richard Morgan and Maxine Morgan, as Tenants by the Entirety,

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:

The North one-half of the South one-half of the Northeast quarter of the Southeast quarter in Section 13, Township 39, Range 15 East, Willamette Meridian in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$8,000.00.

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:

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 17 day of APRIL, 2023

The Oates Family Trust

By Daniel A Oates
Daniel A. Oates, Trustee

Daniel A Oates
Daniel A. Oates

State of Ca, ss
County of San Luis Obispo

On this 17th day of April, 2023, before me Jacques M Thiebaud a Notary Public in and for said state, personally appeared Daniel A. Oates, Trustee of the Oates Family Trust and Daniel A. Oates, individually, known or identified to me to be the person(s) whose name(s) is/are 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.

Jacques M Thiebaud
Notary Public for the State of Ca
Residing at: San Luis Obispo
Commission Expires: 8/16/25

