

RECORDING REQUESTED BY:



825 NE Multnomah St, Ste 1175
Portland, OR 97232

AFTER RECORDING RETURN TO:

Order No.: 262300852-ET
Valerie Morehouse and Daniel Morehouse
5241 Shasta Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

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

APN: 612475
Map: 3809-033DB-04400

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Shirley L. Baker, Grantor, conveys and warrants to Valerie Morehouse and Daniel Morehouse, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 700 in Block 104 of 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

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STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated:

9/15/2023


Shirley L. Baker


State of

Oregon

County of

Columbia

This instrument was acknowledged before me on 9/15/2023 by Shirley L. Baker.


Notary Public - State of Oregon

My Commission Expires:

4/13/2027

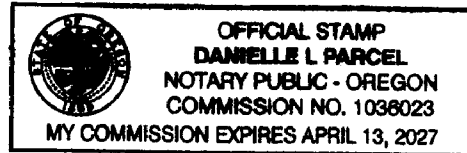


EXHIBIT "A"
Exceptions

Subject to:

Taxes assessed under Code No. 001 Account No. 612475 Map No. 3809-033DB-04400
The 2023-2024 Taxes: A lien not yet due or payable.

City liens, if any, of the City of Klamath Falls.

Restrictions as shown on the official plat of said Land.