

**Recordation Requested By/Return to:**  
TIMIOS, INC.  
5716 CORSA AVE  
WESTLAKE VILLAGE, CA 91362  
File No. 2514989

**Send Tax Notices to:**  
NATHANIEL MOREHOUSE AND REBECCA MOREHOUSE  
4688 CANNON AVE  
KLAMATH FALLS, OR 97603

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## WARRANTY DEED

**THIS DEED** executed this 31<sup>st</sup> day of May, 20 23, for consideration in the amount of **Ten and 00/100 Dollars (\$10.00)**, receipt of which is hereby acknowledged, I (we) **BLACK PELICAN PROPERTIES, LLC**, hereby conveys and warrants to **NATHANIEL MOREHOUSE AND REBECCA MOREHOUSE, HUSBAND AND WIFE**, as **TENANTS BY THE ENTIRETY**, the following described real property in **KLAMATH** County, State of Oregon, free of encumbrances except as specifically set forth herein, to wit:

**The East 65 feet of Lots 45, 46, 47 and 48, Block 7, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

APN: R519139  
Property Address: 4688 CANNON AVE, KLAMATH FALLS, OR 97603  
This instrument was prepared without the benefit of a title examination.

**TOGETHER WITH** all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

The true consideration for this transfer is: \$ 0

**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: 05-31-2023

**BLACK PELICAN PROPERTIES, LLC**

By: [Signature] By: Rebecca Morehouse  
Name: Nathaniel Stephen Morehouse Name: Rebecca Morehouse  
Title: Manager/Member Title: Member

STATE OF Oregon )  
 ) SS.  
COUNTY OF Klamath )

This instrument was acknowledged before me on 05-31-2023 by  
Nathaniel Stephen Morehouse and Rebecca Morehouse of **BLACK PELICAN PROPERTIES, LLC**, its  
Members.

Dated: 05-31-2023

(Seal/Stamp)

Jean Ann Backus  
Notary Public - State of Oregon

My Appointment Expires: February 12, 2024

**This Instrument Prepared By:**  
THOMAS ALLGOOD, ESQ.  
o/b/o BC LAW FIRM, P.A.  
200 CONTINENTAL DRIVE 401  
NEWARK, DE 19713

