



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Larry P. Dyngé and Katherine R. Dyngé
8011 Pacific LN
Klamath Falls, OR 97603

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

Larry P. Dyngé and Katherine R. Dyngé
8011 Pacific LN
Klamath Falls, OR 97603
File No. 568033AM

STATUTORY WARRANTY DEED

Robert Morehead and Shelby C. Morehead, Trustees, or their Successors in Trust, under the Morehead Living Trust dated October 29, 2009,

Grantor(s), hereby convey and warrant to

Larry P. Dyngé and Katherine R. Dyngé, 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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$160,000.00.

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 28 day of November, 2023

Morehead Living Trust

By: Robert Morehead
Robert Morehead, Trustee

By: Shelby C. Morehead
Shelby C. Morehead, Trustee

State of Arizona } ss
County of Maricopa }

On this 28th day of November, 2023, before me, Kirk Maltby a Notary Public in and for said state, personally appeared Robert Morehead and Shelby C. Morehead, 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.

Kirk Maltby
Notary Public for the State of Arizona
Residing at: Maricopa
Commission Expires: June 19, 2025



Exhibit "A"
Legal Description

PARCEL 1:

That portion of the N1/2 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point on the North line of said Section 25 said point being 170.9 feet East of the North 1/4 corner of said Section 25; thence South 00 degrees 27' East, 849.7 feet to a point on the Northeasterly right of way line of the Great Northern Railway right of way; thence South 47 degrees 54' East along said right of way 61.07 feet; thence leaving said right of way line North 00 degrees 27' West, 180.68 feet to the North line of that property conveyed to John W. Matney et ux., by deed recorded on Page 351 of Volume 306 of the Klamath County Deed Records said point being the point of beginning for this description; thence North 89 degrees 33' East, 255 feet; thence North 00 degrees 27' West, 170.82 feet; thence South 89 degrees 33' West, 255 feet; thence South 00 degrees 27' East, 170.82 feet to the point of beginning.

TOGETHER WITH an easement for the purpose of egress and ingress 45.00 feet in width over and across the following described parcel of land: Beginning at a point referred to as the point of beginning in the above described property; thence North 00 degrees 27' West, 60.00 feet; thence South 89 degrees 33' West, 45.00 feet; thence South 00 degrees 27' East, 199.4 feet; thence South 47 degrees 55' East, 61.07 feet; thence North 00 degrees 27' West, 180.68 feet to the point of beginning.

PARCEL 2:

That portion of the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section which is 170.9 feet East from the North quarter corner thereof; thence South 0 degrees 27' East a distance of 849.7 feet to a point on the Great Northern Railway right of way; thence in a Southeasterly direction along said right of way to point of intersection with line parallel to and 45 feet distant from the West line of this tract; thence North 0 degrees 27' West approximately 175 feet to the North line of property conveyed to John W. Matney et ux by Deed recorded on page 351 of Volume 306 of Deed Records of Klamath County, Oregon; thence North 89 degrees 30' East a distance of 255 feet; thence North 0 degrees 27' West a distance of 710.8 feet; thence South 89 degrees 30' West 300 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point on the North line of said Section 25 said point being 170.9 feet East of the North 1/4 corner of said Section 25; thence South 00 degrees 27' East, 849.7 feet to a point on the Northeasterly right of way line of the Great Northern right of way; thence South 47 degrees 54' East along said right of way 61.07 feet; thence leaving said right of way line North 00 degrees 27' West, 180.68 feet to the North line of that property conveyed to John W. Matney et ux, by deed recorded on page 351 of volume 306 of the Klamath County Deed Records said point being the point of beginning for this description; thence North 89 degrees 33' East, 255 feet; thence North 00 degrees 27' West, 170.82 feet; thence South 89 degrees 33' West, 255 feet; thence South 00 degrees 27' East, 170.82 feet to the point of beginning.