



2024-002527
Klamath County, Oregon
04/04/2024 11:38:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Scott W. Morris and Nancy C. Morris

7575 Cannon Ave

Klamath Falls, OR 97603

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

Scott W. Morris and Nancy C. Morris

7575 Cannon Ave

Klamath Falls, OR 97603

File No. 626883AM

STATUTORY WARRANTY DEED

Phillip B. Doddridge and Karen L. Doddridge, as Trustees of the Phillip and Karen Doddridge Joint Revocable Living Trust under agreement dated June 22, 2021, or to such Successor Trustee (s),

Grantor(s), hereby convey and warrant to

Scott W. Morris and Nancy C. Morris, 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:

That portion of Lot 34, Piedmont Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 34 of said Piedmont Heights; thence, West 60 feet along the North line of said Lot 34, to the point of beginning; thence West 125 feet; thence South 00°27' East 130.00 feet; thence East 125.00 feet; thence North 00°27' West 130.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$480,000.00.

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 1 day of April, 2024.

Phillip and Karen Doddridge Joint Revocable Living Trust u/a/d June 22, 2021

Phillip Doddridge
Phillip Doddridge, Trustee

Karen Doddridge
Karen Doddridge, Trustee

State of Oregon} ss.
County of Klamath}

On this 1 day of April, 2024, before me, Twila Jean Pellegrino
a Notary Public in and for said state, personally appeared Phillip B. Doddridge and Karen L. ~~Doddridge~~ Doddridge known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Phillip and Karen Doddridge Joint Revocable Living Trust under agreement dated June 22, 2021, and acknowledged to me that he/she/they executed the same as Trustee. (P)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino
Notary Public for the State of Oregon»
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

