

**GRANTOR'S NAME:**

Alvie R. Thacker and Janice L. Thacker

**GRANTEE'S NAME:**

Garreth Morrow and Gary Lynn Morrow

**AFTER RECORDING RETURN TO:**

Order No.: 60222401596-SW

Garreth Morrow and Gary Lynn Morrow

4305 Lombard Drive

Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**

Garreth Morrow

4305 Lombard Drive

Klamath Falls, OR 97603

APN/Parcel ID(s): 565123

4305 Lombard Drive, Klamath Falls, OR 97603

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**STATUTORY WARRANTY DEED**

**Alvie R. Thacker and Janice L. Thacker**, Grantor, conveys and warrants to **Garreth Morrow and Gary Lynn Morrow**, 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 2 in Block 9 of FIRST ADDITION TO CYPRESS VILLA, 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 TWO HUNDRED NINETY-EIGHT THOUSAND AND NO/100 DOLLARS (\$298,000.00). (See ORS 93.030).

**Subject to:**

1. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath County Drainage
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Project and Klamath Irrigation District  
  
Amount Due: \$-0-  
Good to: 5/31/2024  
Annual Assessment \$87.50  
Billing Period 1/1/2024 - 12/31/2024
3. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith.  
  
Assessment Amount: \$418.80  
Current amount due: \$17.70 from 6/20/2024 to 6/30/2024
4. Building setback as shown on the official of plat said Land.
5. Utility easement as shown on the official of plat said Land.
6. Restrictions as shown on the official of plat said Land.

FNT-60222401596 / 631861 AM

STATUTORY WARRANTY DEED  
(continued)

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.

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

Dated: 05/08/2024

Alvie R Thacker by Kristie Ann Terry,  
attorney in fact

Alvie R. Thacker by Kristie Ann Terry,  
Attorney in Fact

Janice L Thacker by Kristie Ann Terry,  
attorney in fact

Janice L. Thacker by Kristie Ann Terry,  
Attorney in Fact

State of Oregon  
County of Marion

This instrument was acknowledged before me on May 8, 2024 by Alvie R. Thacker by Kristie Ann Terry, as Attorney in Fact and Janice L. Thacker by Kristie Ann Terry, as Attorney in Fact.

Melanie Sarazin  
Notary Public - State of Oregon

My Commission Expires: 1/24/2026

