

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-008319

Klamath County, Oregon



00333803202400083190020029

09/23/2024 01:23:53 PM

Fee: \$87.00

After recording, return to (Name and Address):

MARK & Julie MORRIS  
1920 Logan St.  
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

MARK & Julie MORRIS  
1920 Logan St.  
Klamath Falls OR  
97603

[SPACE RESERVED FOR RECORDER'S USE]

## WARRANTY DEED

BURTON, SHERYL A. +  
TRAVIS, ANGELA G.

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to

~~MORRIS, MARK W. & JULIE L. MORRIS~~  
~~MARK W. & JULIE L. MORRIS~~ MARK William MORRIS and Julie Lynn MORRIS  
husband and wife ("grantee"), and to grantee's heirs, successors and assigns, all of  
that certain real property, with all rights and interests belonging or relating thereto, situated in KLAMATH County,  
Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.☒ as follows:

Parcel 1 of LAND PARTITION NO. 09-06  
BEING A REPLAT OF LOT 15 OF "VICORY ACRES"  
SITUATED IN THE NE 1/4 OF SECTION 2 T39S R9E  
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON  
PARCEL 1  
(19495 SQ. FT.)  
(0.45 ACRES)

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real property, with the right to convey the same free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully claim an interest in the same.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 40,000☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 633 - Warranty Deed (Fee Simple) - Page 1 of 2

OFFICIAL STAMP  
SUZANNE M. EARLE

Returned at Counter



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 construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 09-23-2024; any signature on behalf of a business or other entity is made with the authority of that entity.

*Sheryl A. Bueton*  
*Angela G Travis*

STATE OF OREGON, County of Klamath ) ss.  
 This record was acknowledged before me on September 23 2024  
 by Sheryl A Bueton  
 or This record was acknowledged before me on September 23 2024  
 by Angela G Travis  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_

*Suzanne M Earle*  
 Notary Public for Oregon  
 My commission expires August 31, 2027

