



2024-008464  
Klamath County, Oregon  
09/27/2024 11:40:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Leonard Franklin Morris, Trustee of the Leonard  
Franklin Morris Revocable Living Trust, dated 05-  
02-2024

PO Box 423

Merrill, OR 97633

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

Leonard Franklin Morris, Trustee of the Leonard  
Franklin Morris Revocable Living Trust, dated 05-  
02-2024

PO Box 423

Merrill, OR 97633

File No. 647937AM

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## STATUTORY WARRANTY DEED

**William H. Alford, Trustee of the William H. Alford Living Trust,**

Grantor(s), hereby convey and warrant to

**Leonard Franklin Morris, Trustee of the Leonard Franklin Morris Revocable Living Trust, dated  
05-02-2024,**

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:

**Parcel 1, Land Partition 4-13, recorded July 18, 2013, instrument number 2013-008178, Klamath  
County, Oregon**

**The true and actual consideration for this conveyance is \$399,000.00.**

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:

Real property taxes due, if any, but not yet payable

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: September 26, 2024

The William H. Alford living Trust

By: William H. Alford  
William H. Alford, Trustee

State of Oregon} ss.  
County of Klamath}

On this 26 day of September, 2024, before me, Julie Vanleuven a Notary Public in and for said state, personally appeared William H. Alford known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the William H. Alford Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Julie Vanleuven  
Notary Public for the State of Oregon»  
Residing at: Klamath County, Oregon  
Commission Expires: 10.30.2027

