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07/21/2025 02:29:04 PM

Fee: \$92.00

GRANTOR NAME AND ADDRESS

JERALD BOYD MORGAN
BETTIMARIE HAMPTON
234 Spring Street
Klamath Falls, Oregon 97601

GRANTEE NAME AND ADDRESS

MORGAN HAMPTON LLC
1610 Eldorado Avenue
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEE

WARRANTY DEED - STATUTORY FORM

JERALD BOYD MORGAN and BETTIMARIE HAMPTON, Grantors, convey and warrant to MORGAN HAMPTON LLC, an Oregon Limited Liability Company, Grantee, effective 3-29-23 the following described real property, free of encumbrances except as specially set forth herein, situated in Klamath County, Oregon, to-wit:

PARCEL 1:

Beginning at the Southeast corner of Lot 6, Block 18, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof, being the corner of Pacific Terrace and Del Moro Street; thence North along West line of Pacific Terrace 75 feet; thence West and parallel to Del Moro Street 100 feet; thence South and parallel with Pacific Terrace 75 feet to North line of Del Moro Street; thence East along said line 100 feet to the place of beginning, being a portion of Lots 5 and 6 of said Block 18.

PARCEL 2:

Lot 9 and the northeasterly 22.75 feet of the southeasterly 75 feet of Lot 8 in Block 19, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and the northeasterly 18 inches of the northwesterly 65 feet of Lot 8, Block 19, Hot Springs Addition to the City of Klamath Falls, Oregon, all according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

Lots 16, 17, 18, 19 and 20, Block 6, HOT SPRINGS SECOND ADDITION, according to the official plat thereof on file with the Clerk of Klamath County, Oregon

PARCEL 4:

Lots 1, 2 and 3, Block 6, SECOND HOT SPRINGS ADDITION together with that portion of the vacated alley adjacent thereto acquired by virtue of such vacation, all according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being transfer to the LLC.

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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 21st day of July, 2025

Bettimarie Hampton
BETTIMARIE HAMPTON

Jerald Boyd Morgan
JERALD BOYD MORGAN

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 21st day of July, 2025, by **BETTIMARIE HAMPTON**.



Katie Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 21st day of July, 2025, by **JERALD BOYD MORGAN**.



Katie Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27