

ESC

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



2007-010955

Klamath County, Oregon



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06/18/2007 03:21:20 PM

Fee: \$21.00

CLIFTON R. MOORE

WILMA E. MOORE

SHIRLEY S. RICHARDSON

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

CLIFTON R. MOORE

5150 HOMEDALE RD

KLAMATH FALLS OR 97603

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

CLIFTON R. MOORE

5150 HOMEDALE RD

KLAMATH FALLS OR 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that CLIFTON R. MOORE, & WILMA E. MOORE, & SHIRLEY S. RICHARDSON hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CLIFTON R. MOORE, WILMA E. MOORE, SHIRLEY S. RICHARDSON, & CAROL L. THOMPSON, WITH RIGHT OF SURVIVORSHIP hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

A TRACT OR LAND SITUATED IN THE SW $\frac{1}{4}$ NE $\frac{1}{4}$, OF SECTION 14, Twp 39s R9 EWM, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED WEST 30 FEET AND SOUTH 530 FEET FROM THE NORTHEAST CORNER OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION 14, SAID POINT LYING ON THE WEST LINE OF HOMEDALE ROAD; THENCE SOUTH 340.0 FEET ALONG THE WEST LINE OF HOMEDALE ROAD TO AN IRON PIN; THENCE WEST 285.1 FEET TO AN IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF LATERAL F-5 (OR LATERAL A-3-B); THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO AN IRON PIN LOCATED WEST 238.5 FEET FROM THE ABOVE DESCRIBED BEGINNING POINT; THENCE EAST 238.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.0 ACRES, MORE OR LESS.

SUBJECT TO CONTRACT AND/OR LIEN FOR IRRIGATION AND/OR DRAINAGE AND TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND APPARENT ON THE LAND.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____ , and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00 . ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ② (The sentence between the symbols ②, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 6-18-07 ; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Clifton R. Moore
Wilma E. Moore
Shirley S. Richardson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 18, 2007 by Clifton R. Moore, Wilma E. Moore, Shirley Richardson

This instrument was acknowledged before me on _____ by _____ as _____ of _____



Paula J. Harris
Notary Public for Oregon
My commission expires Nov 29, 2008

Returned @ Counter