

2008-000332

Klamath County, Oregon



THIS SPACE



01/08/2008 11:09:54 AM

Fee: \$31.00

After recording return to:  
J & J Family Trust  
13131 HWY 39  
Klamath Falls, OR 97603

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

J & J Family Trust  
13131 HWY 39  
Klamath Falls, OR 97603

File No.: 7021-1145652 (DMC)  
Date: December 06, 2007

### STATUTORY WARRANTY DEED

**John R. Moore aka John Robert Moore and Beverly A. Moore**, Grantor, conveys and warrants to **Dennis Hynes, Trustee of the J & J Family Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$450,000.00**. (Here comply with requirements of ORS 93.030)

F31-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

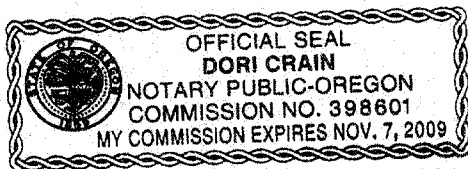
Dated this 7 day of January, 2008.

John R. Moore  
John Robert Moore

Beverly A. Moore  
Beverly A. Moore

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 7 day of January, 2008  
by **John Robert Moore and Beverly A. Moore.**



Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009

**EXHIBIT A****LEGAL DESCRIPTION:**

THE WEST HALF OF THE NORTHEAST QUARTER AND LOTS 1 AND 3 OF SECTION 3, ALL IN TOWNSHIP 41 SOUTH OF RANGE 10 EAST, WILLAMETTE MERIDIAN, OREGON; SAVE AND EXCEPTING APPROXIMATELY 5 ACRES LYING BETWEEN LOST RIVER AND SOUTHERN PACIFIC RAILWAY RIGHT OF WAY AND NORTH OF U.S. IRRIGATION CANAL "C" HERETOFORE CONVEYED BY MILES L. MOORE AND PEARL E. MOORE, HIS WIFE, TO JOHN D. MOORE AND JEAN MOORE, HIS WIFE, RECORDED NOVEMBER 15, 1944 IN VOLUME 170, PAGE 449, RECORDS OF KLAMATH COUNTY, OREGON AND EXCEPTING ALSO APPROXIMATELY 4 ACRES LYING BETWEEN THE SOUTHERN PACIFIC RAILWAY RIGHT OF WAY AND THE QUARTER SECTION LINE OF SAID SECTION 3, AND NORTH OF SAID "C" CANAL, HERETOFORE CONVEYED BY MILES L. MOORE AND PEARL E. MOORE, HIS WIFE, TO MANVILLE PIERSON BY DEED DATED SEPTEMBER 01, 1945 AND RECORDED DECEMBER 11, 1948 IN VOLUME 199, PAGE 427, RECORDS OF KLAMATH COUNTY, OREGON.

FURTHER EXCEPTING 5.04 ACRES DEEDED TO BILLY W. GREEN AND SHARON K. GREEN BY WARRANTY DEED RECORDED DECEMBER 28, 1971 IN VOLUME M71, PAGE 13597, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO FURTHER EXCEPTING A STRIP OF LAND DEEDED TO THE CENTRAL PACIFIC RAILWAY COMPANY RECORDED JANUARY 14, 1929 IN VOLUME 85, PAGE 145, DEED RECORDS OF KLAMATH COUNTY, OREGON.

TOGETHER WITH AN EASEMENT FOR ACCESS TO GRANTEE'S PROPERTY THROUGH A PORTION OF GRANTOR'S PROPERTY, MAP/TAX LOT R-4110-0300-00600; FURTHER DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND BOUNDED ON THE EAST BY LOST RIVER, ON THE SOUTH BY "C" IRRIGATION CANAL, ON THE WEST BY THE SOUTHERN PACIFIC RAILROAD, AND ON THE NORTH BY THE NORTH BOUNDARY LINE OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, OREGON; SAID ACCESS EASEMENT IS AN EXISTING ROAD BORDERED ON THE WEST BY THE USBR S LAT AS SHOWN ON THE ASSESSORS MAP AND ON THE EAST BY LOST RIVER. AND SHALL BE A PERPETUAL EASEMENT GRANTING ACCESS TO PROPERTY BEING PURCHASED BY GRANTEE.

This legal description was created prior to January 1, 2008.