

2009-000613

Klamath County, Oregon



00058921200900006130030039

01/20/2009 10:08:26 AM

Fee: \$31.00

After recording return to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

Rachael C. Moore  
2818 Front Street  
Klamath Falls, Oregon 97601

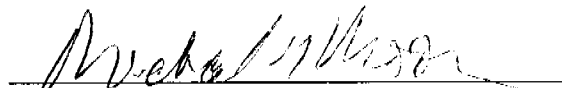
### BARGAIN AND SALE DEED


Michael G. Moore and Rachael C. Moore, husband and wife, Grantors, convey to Rachael C. Moore, Grantee, the real property described on Exhibit A attached hereto and by this reference incorporated herein.

There is no true and actual consideration for this conveyance. It is done for purposes of estate planning.

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. 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.

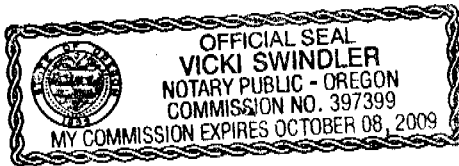
Dated this 12<sup>th</sup> day of January, 2009.

  
Michael G. Moore

  
Rachael C. Moore

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

Personally appeared the above-named Michael G. Moore and Rachael C. Moore, husband and wife and acknowledged the foregoing instrument to be their voluntary act. Before me this 12<sup>th</sup> day of January, 2009.



Vicki Swindler  
Notary Public for Oregon  
My commission expires: 10-8-09

**EXHIBIT A TO  
BARGAIN AND SALE DEED**

Unit No. A-2 of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, and further described in that certain Declaration recorded in Volume M83, page 21250 of the Deed Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.

Lot 8 Harbor Isles Tract 1275, recorded in Klamath County, Oregon, more particularly described as a re-plat of a portion of Lot 1, Block 1, of HARBOR ISLES-Tract 1209

**SUBJECT TO:**

Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitations, the Declaration of Covenants, Conditions, and Restrictions, for JELD-WEN, Inc. recorded, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.