

2009-000614

Klamath County, Oregon



00058922200900006140020029

01/20/2009 10:08:55 AM

Fee: \$26.00

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

WARRANTY DEED

Michael G. Moore and Rachael C. Moore, as tenants by the entirety, Grantors, convey and warrant to Rachael C. Moore, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 of Tract 1432 - QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-030BA-061100-000

Key No.: 891964

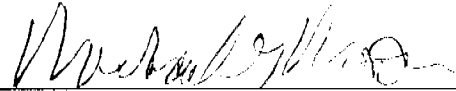
There is no consideration for this conveyance. It is done for purposes of estate planning.

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 12th day of January, 2009.

GRANTOR



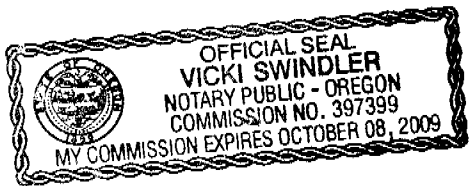
Michael G. Moore

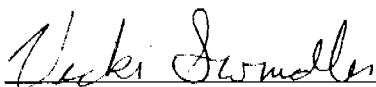


Rachael C. Moore

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Michael G. Moore and Rachael C. Moore on the 12th day of January, 2009, and acknowledged the foregoing instrument to be their voluntary act. Before me:





Notary Public for Oregon
My Commission Expires: 10-8-09