

2009-006855

Klamath County, Oregon



00066153200900068550030032

05/15/2009 02:51:05 PM

Fee: \$31.00

After Recording Return to:

ROGER D. MOORE and KEVIN P. MOORE

3677 Hope St.

Klamath Falls, Or.

Until a change is requested all tax statements

Shall be sent to the following address:

ROGER D. MOORE and KEVIN P. MOORE

Same as above

ATE 66714

WARRANTY DEED

(INDIVIDUAL)

LEONA ROW and HELEN RAMSEY and PAT STROP, herein called grantor, convey(s) to ROGER D. MOORE and KEVIN P. MOORE, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$160,000.00.
(here comply with the requirements of ORS 93.930)

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, 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 May 12, 2009.

Pat Strop
PAT STROP

Leona Row
LEONA ROW

Helen Ramsey
HELEN RAMSEY

STATE OF OREGON, County of Klamath) ss.

On May 13, 2009 personally appeared the above named LEONA ROW and HELEN RAMSEY and PAT STROP and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

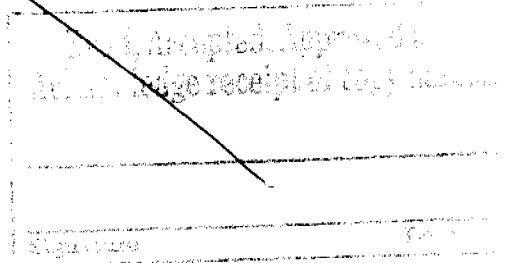
 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 66714MS

Before me: M. K. H.
Notary Public for Oregon
My commission expires: 3/10/2013

Official Seal

See attached



31 ATE

Exhibit A

A parcel of land situated in the S 1/2 SE 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:


Beginning at an iron pin marking the Southeast corner of the SE 1/4 NW 1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYD TRACTS" subdivision; thence South 89°50' West along the South line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, said line being the North line of "PERRY'S ADDITION TO LLOYD TRACTS" subdivision a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0°17' East along the Easterly line of Hope Street a distance of 376.43 feet to a point and the TRUE POINT OF BEGINNING of the tract to be hereinafter described; thence North 89°50' East 142.61 feet, more or less, to the East line of the S 1/2 SE 1/4 NW 1/4 of said Section 11; thence North 0°23'33" East along the East line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, 94 feet to a point; thence South 89°50' West 142.79 feet, more or less, to a point on the East line of Hope Street; thence South 0°17' West along the East line of Hope Street, 94 feet to the TRUE POINT OF BEGINNING.

CODE: 041 MAP: 3909-011BD TL: 01100 KEY: 552388

**NOTARY ACKNOWLEDGEMENT
TO BE ATTACHED TO WARRANTY DEED**

STATE OF OREGON
County of Klamath.

On May 13, 2009 personally appeared Leona Row and Helen Ramsy and Pat Strop and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires: 03/10/2013

