

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
905 Main Street, Ste 200  
Klamath Falls OR 97601



00067386200900079180020027

06/08/2009 03:58:22 PM

Fee: \$26.00

GRANTOR'S NAME AND ADDRESS:

David H. Maguren and  
Laverna S. Maguren  
19 Synthia Court  
Sacramento, CA 95823

GRANTEE'S NAME AND ADDRESS:

Deborah Thurston-Moore and William Moore, H&W  
233 Mortimer Street  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Mr. and Mrs. William Moore  
233 Mortimer Street  
Klamath Falls, OR 97601

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That DAVID H. MAGUREN and LAVERNA S. MAGUREN, Husband and Wife**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **WILLIAM MOORE and DEBORAH THURSTON-MOORE, Husband and Wife**, as tenants by the entirety,, hereinafter called the 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 the County of Klamath, State of Oregon, described as follows, to-wit:

The North 37 feet of Lot 2 in Block 2, WILLIAMS ADDITION, TOGETHER WITH the vacated alley lying adjacent on the East, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-028CD-12800-000      Key No. R374071

**SUBJECT TO:** Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

**TO HAVE AND TO HOLD THE SAME** unto the 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 that certain Deed of Trust wherein David H. Maguren is the Borrower and Whidbey Island Bank is the Lender, recorded January 30, 2004, in Volume M04, page 06064, of the Mortgage Records of Klamath County, Oregon, which encumbrance Grantor hereby assumes and agrees to pay, 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 \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given in conformance with that certain Stipulated General Judgment entered December 1, 2008, in a case entitled *Maguren v. Thurston-Moore and Moore*, prosecuted in the Circuit Court of the State of Oregon, Klamath County, in Case No. 0800271CV.

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.

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IN WITNESS WHEREOF, the grantor has executed this instrument this 27 day of March, 2009.

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 TRANSFERR4ED IS A LAWFULLY ESTABLISHED LOT AND PARCEL, AS DEFINED IN ORS 92.010 TO 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, 195.3012 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

David H. Maguren

Laverna S. Maguren  
Laverna S. Maguren

**STATE OF CALIFORNIA** )  
 ) ss.  
**County of Sacramento** )

On the march 24<sup>th</sup> 2009 before me, Glenn A. Howard Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared David H. Maguren and Laverne S. Maguren  
NAME(S) OF SIGNER(S)

☐ personally known to me - **OR** - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
SIGNATURE OF NOTARY

