

2009-011231

Klamath County, Oregon



00071401200900112310010015

08/21/2009 09:35:14 AM

Fee: \$21.00

After Recording Return To:

Frances Moan  
3505 Talbot Street  
San Diego, CA 92106-2947

Until a change is requested all tax statements  
Shall be sent to the following address:  
Same As Above

**WARRANTY DEED**  
(INDIVIDUAL)

FRANCES MOAN, herein called grantor, convey(s) to FRANCES MOAN, TRUSTEE OF THE FRANCES A. MOAN 2009 TRUST DATED MARCH 27, 2009, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 9, Block 62, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 3 as recorded in the office of the County Recorder of Klamath County, Oregon. Assessor's Parcel # 3711-033D0-01900

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 \$-0-.  
(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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).**

DATED: 23 July 2009

  
FRANCES MOAN

State of California  
County of San Diego

On August 7, 2009, before me, Kathleen M. Moore, Notary Public, personally appeared FRANCES MOAN who 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.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



