

2009-014247

Klamath County, Oregon



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11/04/2009 03:25:19 PM

Fee: \$37.00

After Recording Return to:
KEVIN R. MOORE and CYNTHIA MOORE
34810 OREGON SHORES DRIVE
CHILOQUIN, OR. 97624

Until a change is requested all tax statements
Shall be sent to the following address:
KEVIN R. MOORE and CYNTHIA MOORE
34810 OREGON SHORES DRIVE
CHILOQUIN, OR. 97624

ATE 67232

WARRANTY DEED
(INDIVIDUAL)

FELIPE H. GALAVIZ AND VALERIE A. GALVIZ, TRUSTEES OF THE FELIPE H. GALAVIZ AND VALERIE A. GALAVIZ FAMILY TRUST, DATED NOVEMBER 10, 1997, herein called grantor, convey(s) to KEVIN R. MOORE and CYNTHIA MOORE, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 15, Block 42, Tract NO. 1184, OREGON SHORES UNIT #2 FIRST ADDITION, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon.

CODE 118 MAP 3507-018AA TL 05700 KEY 241866

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 \$4,500.00.
(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 October 28, 2009.

FELIPE H. GALAVIZ AND VALERIE A. GALAVIZ FAMILY TRUST

BY: FELIPE H. GALAVIZ, TRUSTEE

BY: VALERIE A. GALAVIZ, TRUSTEE

STATE OF CALIFORNIA, County of Orange ss.

On October 30, 2009 personally appeared the above named FELIPE H. GALAVIZ AND VALERIE A. GALAVIZ and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67232MS

Before me: Athena Hazel Torres
Notary Public for California
My commission expires: Aug. 1, 2010

Official Seal

