

2010-007654

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601



00086312201000076540020024

06/24/2010 09:33:41 AM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Charlene M. Moore
P. O. Box 35
Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS:

Charlene Marie Moore, Trustee of the
Charlene Marie Moore Living Trust,
U.A.D. June 23, 2010
P. O. Box 35
Sprague River, OR 97639

SEND TAX STATEMENTS TO:

Charlene M. Moore
P. O. Box 35
Sprague River, OR 97639

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLENE M. MOORE, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **CHARLENE MARIE MOORE, TRUSTEE OF THE CHARLENE MARIE MOORE LIVING TRUST, U.A.D. JUNE 23, 2010**, hereby called 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 Klamath County, State of Oregon, described as follows, to-wit:

Lot 6, Block 3 of JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property ID No.: R273331
Map Tax Lot No.: R-3510-034D0-00700-000

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.

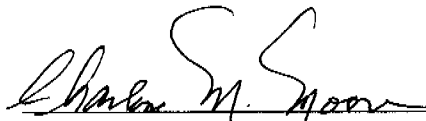
AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor, **excepting therefrom** that certain Deed of Trust dated August 30, 2005, and recorded on September 6, 2005, in volume M05, Page 63580, of the Mortgage Records of Klamath County, Oregon, wherein Charlene M. Moore is the "Borrower," Eagle Home Mortgage, Inc., is "Lender," AmeriTitle is "Trustee," and Mortgage Electronic Registration Systems, Inc., or its successors and assigns, is beneficiary.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00; to convey title for estate planning purposes.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 23 day of June, 2010.

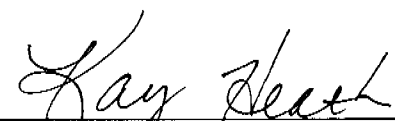
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.


Charlene M. Moore

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 23rd day of June, 2010, by Charlene M. Moore.




NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-10