

Michael L. Spencer

2011-004987

Klamath County, Oregon



00100646201100049870030033

04/19/2011 03:43:47 PM

Fee: \$47.00

After Recording Mail to:Tommy L. MoorePO Box 332Klamath Falls, OR 97601**Mail Tax Statements to:**Tommy L. MoorePO Box 332Klamath Falls, OR 97601**BARGAIN AND SALE DEED**

Tommy L. Moore, Ray L. Moore and Teresa L. Carpenter, not as tenants in common but as joint tenants with right of survivorship, herein after referred to as grantor, conveys to Tommy L. Moore, hereinafter referred to as grantee, all of Grantor's right title and interest in the following described real property situated in Klamath County, Oregon, to-wit:

The tract of land formerly included in the plat of West Klamath (but in the part thereof which has been vacated) described as follows on said plat as recorded in the office of the County Clerk of said County:

Lots 60, 61, 62, 63, 64, and 65, Block 40 and also that portion of Lot 73 of said Block 40 which lies Westerly of the Easterly line of said Lot 60 extended Southerly containing 1 2/3 acres more or less. Less the Westerly 10 feet of Lot 73, Block 40 as conveyed by Holliday Land Company, a corporation to Klamath County, Oregon on page 142 of Volume 95 of Deeds, records of Klamath County, Oregon.

AND EXCEPT THEREFROM the following parcels:

1. Beginning at the southeast corner of Lot 69, Block 40 West, West Klamath Addition according to the duly recorded plat thereof, thence running in an Easterly direction 100 feet to the southeast corner of Lot 67; thence South 60 feet to the south line of Lot 73 thence Westerly along the south line of said Lot 73 said addition, 100 feet; thence north approximately 60 feet to the place of beginning, it being the intention to convey a tract 100 feet long by 60 feet wide lying immediately south of Lots 67 and 68 being a portion of Lot 73 Block 40 West Klamath Addition as heretofore described; and,

2. All that portion of Lot 73, Block 40 in West Klamath according to the duly recorded plat thereof, which lies westerly of the Easterly line of Lot 69 extended southerly to the Southerly line of said Lot 73 as conveyed by Lewis I. Moore and Fern M. Moore, Husband and wife, to Weyerhaeuser Klamath Federal Credit Union at Book 323 on page 585, Record of Deeds of said County, and as corrected by Deed at Book _____ on page _____, Deed Records of Klamath County, Oregon.

(The above legal description and exceptions were taken from Vol. M95, Page 9137 of Deed Records, Klamath County, Oregon.)

THIS INSTRUMENT WILL 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.

The true consideration for this conveyance is \$10.00 and other good and valuable consideration the sufficiency of which is agreed on. **The purpose of this deed is not to create a present gift, but is for estate planning purposes.** Hereto comply with the provisions of ORS 93.030.

Tommy L. Moore

Dated: _____

STATE OF OREGON, County of KLAMATH ss. Dated: _____

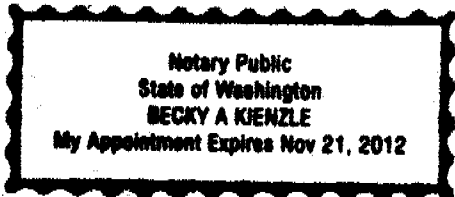
Personally appeared the above named Tommy L. Moore and acknowledged the foregoing instrument to be

Teresa L. Carpenter
Teresa L. Carpenter

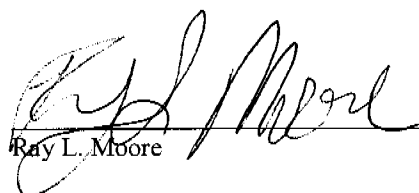
Dated: 4/7/2011

STATE OF WASHINGTON, County of Clark)ss. Dated: 4/7/2011

Personally appeared the above named Teresa L. Carpenter and acknowledged the foregoing instrument to be her voluntary act and deed.



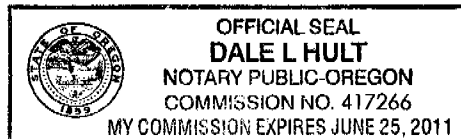
Becky A. Kienzle
Notary Public for Oregon
My Commission Expires: 11/21/2012

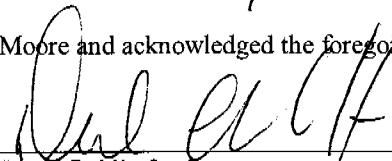

Ray L. Moore

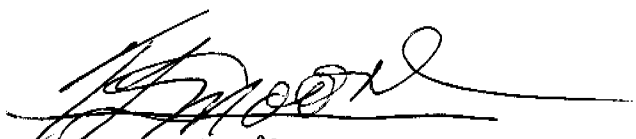
Dated: 4/6/2011

STATE OF OREGON, County of Clackamas)ss. Dated: 4-6/2011

Personally appeared the above named Ray L. Moore and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My Commission Expires: 6-25-11



Tommy L. Moore

4/19/11
Dated

STATE OF OREGON, County of Clackamas

Personally appeared the above named Tommy L. Moore and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My Commission Expires: 1-27-2014