



2015-000361  
Klamath County, Oregon  
01/14/2015 09:50:37 AM  
Fee: \$47.00

After recording return to:  
Thomas C. Moore, Sr.  
PO Box 341  
Gilchrist, OR 97737

Until a change is requested all tax statements shall be sent to the following address:  
Thomas C. Moore, Sr.  
PO Box 341  
Gilchrist, OR 97737

Escrow No. SB156350TH  
Title No. 0102444  
SWD r.020212

**STATUTORY WARRANTY DEED**

**Nancy Johnston and Marvin Johnston, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Thomas C. Moore, Sr.,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**A parcel of land situated in the SW1/4 SE1/4 of Section 36, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the one-quarter corner between Section 36, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, and Section 1, Township 25 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, running thence North 0 degrees 32' East a distance of 1066.76 feet and thence East a distance of 505.00 feet to the true point of beginning; thence East 151.0 feet; thence North 295.0 feet; thence West 151.0 feet; thence South 295.0 feet to the point of beginning. EXCEPTING THEREFROM the Southerly 5 feet deeded to Klamath County by Warranty Deed recorded May 8, 1974 Volume M74, page 5733, Microfilm Records of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:  
**R150259 R-2408-036DC-01000-000**

The true and actual consideration for this conveyance is **\$90,000.00**.  
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 8 day of Jan., 2015

Nancy D. Johnston  
Nancy Johnston

Marvin Johnston  
Marvin Johnston

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on Jan. 8, 2015 by Nancy Johnston and Marvin Johnston.

[Signature]  
(Notary Public for Oregon)



My commission expires 06/08/17