

Ames Title
MTC 10287

Western Title & Escrow
Order Number: 95788

2015-001547
Klamath County, Oregon
02/20/2015 12:15:57 PM
Fee: \$42.00

| |
|--|
| Grantor |
| Roger Ries Kimberly Ries 6510 S 6th St, #141 Klamath Falls, OR 97603 |
| Grantee /Return to/ |
| Thomas Clay Moore JR. 152671 Long Prairie La Pine, OR 97739 |
| Until a change is requested, all tax statements shall be sent to the following address: |
| Thomas Clay Moore JR. 152671 Long Prairie La Pine, OR 97739 |

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Roger Ries and Kimberly Ries , Grantors convey and warrant to
Thomas Clay Moore JR. , Grantee the following described real property free of
encumbrances except as specifically set forth herein:

**Lot 10 of Block 1 of OLD HOWARD RANCH ESTATES, TRACT 1048, according to
the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.**

Account: R135286

Map & Tax Lot: 2310-003C0-00100-00

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the
date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$205,000.00**. (Here comply with
requirements of ORS 93.030.)

**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.**

Executed this 18 day of February, 2015

Roger Ries
Roger Ries

Kimberly Ries
Kimberly Ries

State of **Oregon**, County of **Deschutes**) ss.

This instrument was acknowledged before me on this 18 day of February, 2015 by **Roger
Ries and Kimberly Ries**

Tonya D. Moore
Notary Public for the State of Oregon

My commission expires: 9/19/17

