



THIS SPACE RESERVED FOR REC

**2015-010148**  
**Klamath County, Oregon**  
09/14/2015 01:12:45 PM  
Fee: \$47.00

After recording return to:

The Moran Trust dated August 29, 2003

1212 Drake Ave.

Burlingame, CA 94010

Until a change is requested all tax statements  
shall be sent to the following address:

The Moran Trust dated August 29, 2003

1212 Drake Ave.

Burlingame, CA 94010

File No. 66442AM

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### **SPECIAL WARRANTY DEED**

**Richard D. Parker and Denise P. Parker, as Tenants by the Entirety ,**

Grantor(s) hereby conveys and specially warrants to

**Kathleen Moran and Maura Joyce, trustees of the Moran Trust dated August 29, 2003 ,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Lot 391 of RUNNING Y RESORT PHASE 6, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$157,500.00**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

**2015-2016 Real Property Taxes, a lien not yet due and payable.**

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 11<sup>th</sup> day of September, 2015



Richard D Parker



Denise P Parker

X State of Oregon } ss  
County of Multnomah }

On this 11<sup>th</sup> day of September, 2015, before me, Reginald Guyton a Notary Public in and for said state, personally appeared Richard D. Parker and Denise P. Parker, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon  
Residing at: Multnomah County  
Commission Expires: 12-16-2017

