



2016-007568
Klamath County, Oregon
07/18/2016 02:33:12 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Raul Garcia and Tobie Beeson

13777 Falvey Road

Merrill, OR 97633

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

Raul Garcia and Tobie Beeson

13777 Falvey Road

Merrill, OR 97633

File No. 109808AM

STATUTORY WARRANTY DEED

James L. Moore and Cheryl L. Moore, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Raul Garcia and Tobie Beeson, not as Tenants in Common, but with rights of survivorship,

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:

All that portion of the E1/2 of the SE1/4 of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon lying Easterly of the Easterly Line of the Southern Pacific Railroad.

ALSO Government Lots 6 and 7 in Section 2, Township 41 South Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM all that portion conveyed to Central Pacific Railway Company by deed recorded January 14, 1929 in Volume 85, page 145, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within Falvey Road.

The true and actual consideration for this conveyance is \$179,000.00.

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:

2016-2017 Taxes, a lien not yet due and payable

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 12th day of July, 2016

James L. Moore
James L. Moore
Cheryl L. Moore
Cheryl L. Moore

State of Oregon } ss
County of Klamath }

On this 12th day of July, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared James L. Moore and Cheryl L. Moore, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3, 2018

