

2017-004764

Klamath County, Oregon



05/08/2017 08:56:42 AM

Fee: \$57.00

**Grantor:**

James M. Patridge & Marcy M. Patridge  
Timothy A. Moore & Tandy J. Moore  
PO Box 786  
Bandon, OR 97411

**Grantees:**

James M. Patridge & Marcy M. Patridge  
Timothy A. Moore & Tandy J. Moore  
Kevin Hula & Jamie Hula  
PO Box 786  
Bandon, OR 97411

**After recording return to:**

Myatt & Bell, P.C.  
10300 SW Greenburg Rd., Ste. 500  
Portland, OR 97223

**Until a change is requested,  
send tax statements to:  
NO CHANGE**

**Warranty Deed**

JAMES M. PATRIDGE and MARCY M. PATRIDGE, husband and wife, and TIMOTHY A. MOORE and TANDY J. MOORE, husband and wife, "Grantors," hereby convey and warrant a one-third (1/3) interest to KEVIN HULA and JAMIE HULA, husband and wife, "Grantees," the following real property situated in Klamath County, Oregon, free of encumbrances except for matters of public record:

SEE EXHIBIT A ATTACHED HERETO

SUBJECT TO exceptions of record.

Grantors hereby agree that all interest in the above described real property shall be characterized as tenancy in common interests rather than tenancy by the entirety interests.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning and consist of value wholly other than cash.

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property.

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

WITNESS the hand of said Grantors on this 6<sup>th</sup> day of Mar<sup>AP</sup> April, 2017.

GRANTORS:

James M. Patridge  
JAMES M. PATRIDGE

Marcy M. Patridge  
MARCY M. PATRIDGE

Timothy A. Moore  
TIMOTHY A. MOORE

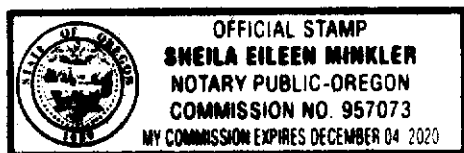
Tandy J. Moore  
TANDY J. MOORE

STATE OF OREGON )

COUNTY OF Coos )

SS.

The forgoing instrument was acknowledged before me on this 6<sup>th</sup> day of April, 2017, by JAMES M. PATRIDGE and MARCY M. PATRIDGE.



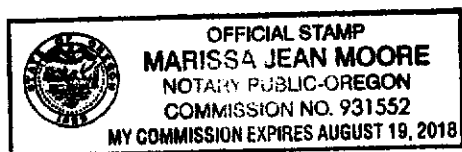
Sheila Eileen Minkler  
Notary Public for Oregon  
My commission expires 12/4/2020

STATE OF OREGON )

COUNTY OF WASHINGTON )

ss.

The forgoing instrument was acknowledged before me on this 29<sup>th</sup> day of March, 2017, by TIMOTHY A. MOORE and TANDY J. MOORE.



Marissa Jean Moore

Notary Public for Oregon

My commission expires: Aug. 19<sup>th</sup>, 2018

*Marissa Jean Moore* 03/29/17

Unofficial Copy

Exhibit A

A parcel of land situated in Section 25, Township 24 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Commencing at the Northwest corner of the SE ¼ of said Section 25; thence South 00° 07' 03" West along the West line of said SE ¼ 630.54 feet to the point of beginning; then North 00° 07' 03" East 175 feet; thence East 510.11 feet to the Westerly boundary of River West; a duly recorded subdivision in said Klamath County; thence South 00° 07' 03" West 175 feet; thence West 510.11 feet to the point of beginning.

SUBJECT TO EXCEPTIONS OF RECORD