

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:

**2017-005872****Klamath County, Oregon****05/31/2017 10:44:00 AM****Fee: \$62.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: \_\_\_\_\_

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: **AmeriTitle**Address: **300 Klamath Avenue**City, ST Zip: **Klamath Falls, OR 97601**

This document is being re-recorded at the request of AmeriTitle to correct scrivener's error in legal description as previously recorded in M04, page 24284.

**2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**Document Title(s):** **Warranty Deed****3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

**Grantor Name:** **J. Arthur Moore****Grantor Name:** \_\_\_\_\_**4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

**Grantee Name:** **J. Arthur Moore, Trustee of the James Arthur Moore Trust, dated November 12, 2003****Grantee Name:** \_\_\_\_\_**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: **NO CHANGE**

Address: \_\_\_\_\_

City, ST Zip: \_\_\_\_\_

**6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:****\$** **0****7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**Tax Acct. No.: **N/A**

## WARRANTY DEED

State of Oregon, County of Klamath  
 Recorded 04/23/2004 10:21 a m  
 Vol M04 Pg 24284-85  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

A.P.N.: R-3908-00700-00900-000

KNOW ALL MEN BY THESE PRESENTS, That J. ARTHUR MOORE, a single widower, hereinafter called the grantor, for the consideration hereinafter stated, paid by J. ARTHUR MOORE, Trustee of the JAMES ARTHUR MOORE TRUST, dated: November 12, 2003, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows (commonly known as 3030 Round Lake Road, Klamath Falls, Oregon 97601), to wit:

## PARCEL 1

~~A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:~~

~~Beginning at the N1/4 corner of said Section 7; then South 00 degrees 17' 30" East 1331.69 feet thence South 89 degrees 53' 25" East 666.73 feet to the true point of beginning; thence continuing South 00 degrees 28' 30" East 1330.96 feet to the Southerly line on the NE1/4; thence along said Southerly line North 89 degrees 55' 26" West 668.86 feet; thence North 00 degrees 23' 00" West 1331.31 feet to the true point of beginning.~~

## PARCEL 2

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/4 corner of said Section 7; thence along the East line of said section North 00 degrees 39' 28" West 498.84 feet to the true point of beginning; thence North 89 degrees 54' 40" East 1336.12 feet; thence North 00 degrees 28' 30" West 665.48 feet; thence South 89 degrees 53' 45" East 1334.00 feet to the East line of said Section 7; thence along the East line South 00 degrees 39' 28" East 665.12 feet to the true point of beginning.

"This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and

\*\*Being re-recorded at the request of Amerititle, to correct scrivener's error in Parcel 1. as previously recorded in Vol Mo4 Page 24284. See new description attached.



State of Oregon  
 County of Klamath  
 I hereby certify that instrument #2004-024284, recorded on 4/23/2004, consisting of 2 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: May 26th, 2017

Samantha Gardner  
 Samantha Gardner

WARRANTY DEED

State of Oregon, County of Klamath  
Recorded 04/23/2004 10:21 a m  
Vol M04 Pg 24284-95  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

A.P.N.: R-3908-00700-00900-000

KNOW ALL MEN BY THESE PRESENTS, That J. ARTHUR MOORE, a single widower, hereinafter called the grantor, for the consideration hereinafter stated, paid by J. ARTHUR MOORE, Trustee of the JAMES ARTHUR MOORE TRUST, dated: November 12, 2003, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows (commonly known as 3030 Round Lake Road, Klamath Falls, Oregon 97601), to wit:

PARCEL 1

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the N1/4 corner of said Section 7; then South 00 degrees 17' 30" East 1331.69 feet thence South 89 degrees 53' 25" East 666.73 feet to the true point of beginning; thence continuing South 00 degrees 28' 30" East 1330.96 feet to the Southerly line on the NE1/4; thence along said Southerly line North 89 degrees 55' 26" West 668.86 feet; thence North 00 degrees 23' 00" West 1331.31 feet to the true point of beginning.

PARCEL 2

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East1/4 corner of said Section 7; thence along the East line of said section North 00 degrees 39' 28" West 498.84 feet to the true point of beginning; thence North 89 degrees 54' 40" East 1336.12 feet; thence North 00 degrees 28' 30" West 665.48 feet; thence South 89 degrees 53' 45" East 1334.00 feet to the East line of said Section 7; thence along the East line South 00 degrees 39' 28" East 665.12 feet to the true point of beginning.

"This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and

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State of Oregon  
County of Klamath  
I hereby certify that instrument #2004-024284, recorded on 4/23/2004, consisting of 2 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: May 26th, 2017

*Samantha Gardner*  
Samantha Gardner

assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance stated in terms of dollars is \$10.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporation and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12<sup>th</sup> day of November, 2003: if a corporation grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Dated: November 12, 2003

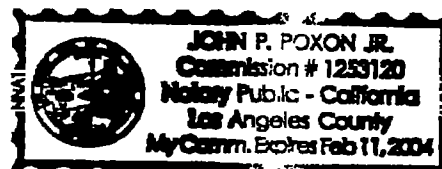
J. Arthur Moore  
J. ARTHUR MOORE

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF LOS ANGELES )

On November 12, 2003, before me, the undersigned, a notary public in and for said State, personally appeared J. ARTHUR MOORE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

John P. Poxon Jr.  
Notary Public



NAME OF GRANTOR:

J. Arthur Moore  
1115 Cordova Street, Unit 303  
Pasadena, CA 91106

NAME OF GRANTEE:

J. Arthur Moore  
1115 Cordova Street, Unit 303  
Pasadena, CA 91106

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

1115 Cordova Street, Unit 303  
Pasadena, CA 91106

RETURN TO:

John T. Janosik, Esq.  
909 E. Green Street  
Pasadena, CA 91106

Parcel 1:

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the N1/4 corner of said Section 7; thence South 00° 17' 30" East 1331.69 feet; thence South 89° 53' 25" East 666.73 feet to the true point of beginning; thence continuing South 89° 53' 25" East 666.74 feet; thence South 00° 28' 30" East 1330.96 feet to the Southerly line of the NE1/4; thence along said Southerly line North 89° 55' 26" West 668.86 feet; thence North 00° 23' 00" West 1331.31 feet to the true point of beginning.