

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Land Naturally
117 Bernal Road, Ste. 70-628
San Jose, CA 95119

2018-004812

Klamath County, Oregon



00220983201800048120020026

04/20/2018 02:47:27 PM

Fee: \$47.00

WARRANTY DEED

THE GRANTOR(S),

- Don Moody and Tonja Moody, 22669 PACIFIC HWY S # B, Des Moines, WA 98198,

for and in consideration of: Two Thousand, One Hundred Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Melissa A. Simpson and Karen S. Newmyer, Joint Tenants with Rights of Survivorship,
the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel ID

Recorder: Legal Description

LOT 54, BLOCK 15, TRACT 1010, FIRST ADDITION TO FERGUSON
R297262 MOUNTAIN PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 4-12-2018

Don Moody

Don Moody
22669 PACIFIC HWY S # B, Des Moines,
WA 98198

Grantor Signatures:

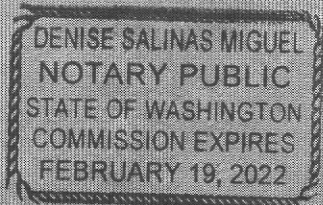
DATED: 4-12-2018

Tonja Moody

Tonja Moody
22669 PACIFIC HWY S # B, Des Moines,
WA 98198

STATE OF Washington
COUNTY OF King

This instrument was acknowledged before me on this 12 day of April, 2018
by Don Moody and Tonja Moody.



Denise Salinas

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 2/19/22