

2018-006458

Klamath County, Oregon



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05/29/2018 08:55:10 AM

Fee: \$52.00

After recording, please return document to:
ROSS & SHOALMIRE, L.L.P.
1820 Galleria Oaks Drive
Texarkana, Texas 75503

Send tax statement to:
Calvin And Theresa Moore Living Trust
1402 Trexler Road
Texarkana, TX 75501

WARRANTY DEED

STATE OF OREGON §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF KLAMATH §

That Grantors, THERESA M. MOORE, being joined by her husband, CALVIN C. MOORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY all right title and interest unto CALVIN C. MOORE and THERESA M. MOORE, Trustees of the CALVIN AND THERESA MOORE LIVING TRUST dated May 4, 2018, Grantees, subject to the exceptions and/or reservations hereinafter made, all those certain tracts or parcels of land located in Klamath County, Oregon, and being described as follows, to wit:

The South half of the East half of Lot 8, Block 5; also known as Lot 8C, Block 5, Klamath Falls Forest Estates Sycan Unit as recorded in Klamath County, Oregon.

This conveyance is additionally made and accepted subject to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

This conveyance is also made and accepted subject to all easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, mineral reservations and other instruments, other than liens and conveyances, that affect the property; any discrepancies, conflicts or shortages in area or boundary lines; encroachments or overlapping of improvements; and prior or subsequent assessments due to change in land usage, ownership or both, the payment of which Grantees assume.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their successors and assigns forever; and Grantors do hereby bind themselves, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 4th day of May, 2018.



CALVIN C. MOORE



THERESA M. MOORE

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

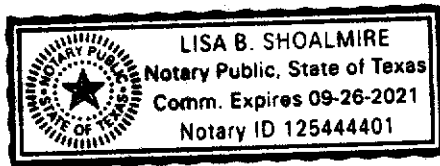
STATE OF TEXAS

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§
§

COUNTY OF BOWIE

BEFORE ME, the undersigned authority, on this day personally appeared CALVIN C. MOORE and THERESA M. MOORE, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that they executed the same for the purposes and consideration herein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of May, 2018.





NOTARY PUBLIC, STATE OF TEXAS

Grantees' address:

1402 Trexler Road
Texarkana, TX 75501