

2018-008209

Klamath County, Oregon

07/10/2018 02:55:01 PM

Fee: \$92.00

Ameri Title No. 222142AM

Return to: Stewart Title Guaranty Company-Centralized Title Services

5000 Birch Street, Suite 550, Newport Beach, CA 92660

File No. OS4405-18000066

Until a change is requested, please forward all tax statements to:
Timothy R. Moore, 52403 Highway 62, Fort Klamath, OR 97626

Tax Assessor's Account No. R75689

STATUTORY WARRANTY DEED

TIMOTHY R. MOORE and SHERRY A. MOORE, husband and wife, hereinafter referred to as "Grantor", whose mailing address is 52403 Highway 62, Fort Klamath, OR 97626, does hereby convey and warrant, unto TIMOTHY R. MOORE, married, in fee simple, hereinafter referred to as "Grantee", whose mailing address is 52403 Highway 62, Fort Klamath, OR 97626, the following lands and property together with all improvements located thereon, in the County of Klamath, State of Oregon, to wit:

Lots 1, 2, 3, 4 and 5 of Block 4, FIRST ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Cross Street adjacent to said lots on the East side thereof, which inured thereto.

ALSO TOGETHER WITH that portion of vacated alley which inured thereto.

Prior Recorded Document Reference:

_____ Deed: Recorded: _____; Document No.: _____

Street Address of Real Property: 52403 Highway 62, Fort Klamath, OR 97626

The true and actual consideration paid for this transfer in terms of dollars is \$0.00.

SUBJECT TO:

1. Taxes for the fiscal year 2018, a lien due, but not yet payable.

2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

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.

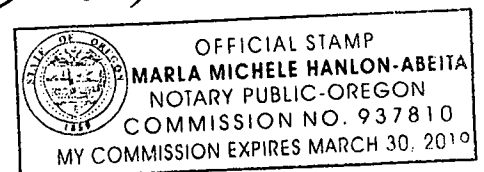
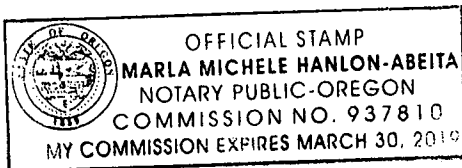
IN WITNESS WHEREOF, the said GRANTOR has executed this Statutory Warranty Deed this 3 day of July, 2018.

Timothy R. Moore
TIMOTHY R. MOORE

STATE OF OREGON)
COUNTY OF Klamath) ss.

The foregoing instrument was acknowledged before me this 3 day of July 2018, 2018 by TIMOTHY R. MOORE.

Marla Michele Hanlon-Abeita
Notary Public
MARLA MICHELE HANLON-ABEITA
Print Name
My Commission expires: 3/30/2019



Sherry A. Moore
SHERRY A. MOORE

STATE OF OREGON)
COUNTY OF Klamath) ss.

The foregoing instrument was acknowledged before me this 3 day of July,
2018 by SHERRY A. MOORE.

Marla D
Notary Public
MARLA MICHELE HANLON-ABEITA
Print Name

My Commission expires: 3/30/2019

