

2019-003491

Klamath County, Oregon



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04/01/2019 09:31:42 AM

Fee: \$87.00

After Recording Return To:

The Elder & Disability Law Firm, APC
104 E Olive Ave., Suite 103
Redlands, CA 92373

Send Tax Statements To:

Lauren Bradley and Deborah Moore, Co-Trustees
43224 Corte Montilla
Temecula, CA 92592

WARRANTY DEED

LAUREN B. MOORE and DEBORAH MOORE, grantors, convey and warrant to LAUREN BRADLEY MOORE and DEBORAH MOORE, Co-Trustees of the Brad and Deborah Moore Living Trust UAD March 14, 2019, grantee, all of the grantors' right, title and interest in the real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, described as follows:

Lot 11 in Block 1 of WHISKEY CREEK ACRES, TRACT 1162, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY # 357205

MAP #3612-02000-01100

The said property is free from encumbrances except: encumbrances of record on the date hereof.

The true consideration for this conveyance is none. This is a conveyance to a revocable trust for the benefit of Grantors.

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

DATED this 14th day of March, 2019.

Lauren B. Moore
LAUREN B. MOORE

Deborah Moore
DEBORAH MOORE

STATE OF CALIFORNIA }
COUNTY OF San Bernardino }

On 3/14/19 before me, Jordan L. Popp Notary Public,
(here insert name and title of the officer)

personally appeared LAUREN B. MOORE and DEBORAH MOORE, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Jordan L. Popp (Seal)

