

2019-003537

Klamath County, Oregon



00238316201900035370030036

04/02/2019 08:40:50 AM

Fee: \$92.00

After recording return to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Michael G. Moore
2818 Front Street
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED

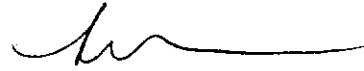
Rachael C. Moore, Grantor, conveys to Michael G. Moore, Grantee, the following real property located in Klamath County, Oregon, described as follows:

SEE ATTACHED EXHIBIT "A"

There is no true and actual consideration for this conveyance. It is done for purposes of estate planning.

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.

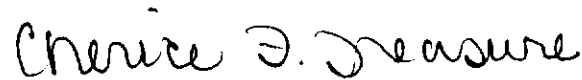
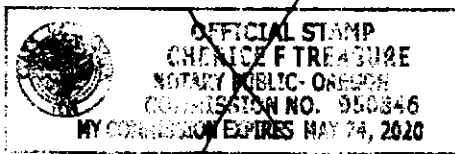
Dated this 29th day of March, 2019.



Rachael C. Moore

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Rachael C. Moore and acknowledged the foregoing instrument to be her voluntary act. Before me this 29th day of March, 2019.



Notary Public for Oregon

My commission expires: 5.24.2020

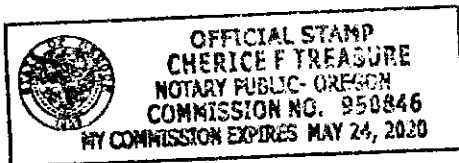


EXHIBIT "A"

The Westerly 75 feet of that parcel of land situated in Lots 33A and 36, of Enterprise Tracts, more particularly described as follows:

Starting at the Northwest corner of Section 3, Township 39 South, Range 9 E.W.M., and running thence South 00° 00' 30" East along the Westerly Boundary of said Section 3, 826.8 feet, more or less to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the center line of the Dalles-California Highway, also known as South Sixth Street, as the same is now located and constructed, thence South 55° 52 1/2' East along said parallel line being also the Northeasterly boundary of South Sixth Street, 1016.2 feet, more or less to an iron pin marking the true point of beginning of this description, said point also marking boundary between lands of First National Bank of Oregon and Alfred D. Collier, from which point the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South 34° 07 1/2' West 10.0 feet; running thence from said true beginning point South 55° 52 1/2' East along the Northeasterly boundary of South Sixth Street 150.0 feet to an iron pin marking the boundary between the lands of Alfred D. Collier and Frank P. Drew and the center line of the party wall between these lands covered by party wall agreement dated June 1, 1948 and filed January 25, 1949, in Klamath County, Deed Records, in Volume 228 page 196, from which said pin the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South 34° 07 1/2' West 10.0 feet; thence following center line of said party wall and its extension North 34° 07 1/2' East at right angles to South Sixth Street 175.0 feet to an iron pin set in the Southwesterly boundary of the County Road known as Pershing Way; thence North 55° 52 1/2' West along said boundary parallel to South Sixth Street 150.0 feet to an iron pin marking the boundary between lands of the First National Bank of Oregon and Alfred D. Collier; thence South 34° 07 1/2' West at right angles to South Sixth Street along said boundary 175.0 feet to the true point of beginning.

Commonly known as 2883 South 6th Street, Klamath Falls, Oregon 97603.

Map Tax Lot: R-3909-003BC-00800-000

Property ID Number: R526194