

**2019-004054**

**Klamath County, Oregon**

04/16/2019 10:11:01 AM

Fee: \$87.00



After Recording Return to:  
**Michael Moran and Nancy K. Moran**  
11033 Valley Lights Drive  
El Cajon, CA 92020

Until change, tax statement shall  
be sent to:  
**Same as Above**

File No. DE6473/284083AM

### **STATUTORY BARGAIN AND SALE DEED**

**Michael Moran and Nancy K. Moran, Trustees of the Moran Family Trust,**

hereinafter called grantor, does hereby grant, bargain, sell and convey unto

**Michael Moran and Nancy K. Moran, husband and wife,**

hereinafter called grantee, unto grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**Parcel A:**

**Unsurveyed Parcel 1 of Land Partition 70-96 being Parcel 3 of Land Partition 47-94, situated in the E1/2 of Section 27 and the W1/2 of Section 26, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more partially described as:**

**Beginning at the initial point, being the N1/16 corner common to said Sections 26 and 27, as marked by a 5/8" iron pin with LS 658 Aluminum Cap; thence South 00°14'27" West along the section line 497.71 feet; thence South 86°01'00" East 180 feet more or less to the Thread of the Sprague River; thence Southerly and Westerly along the Thread of Sprague River 4650 feet more or less to the West line of Parcel 3 of "Land Partition 47-94"; thence North along said West line 2470 feet more or less to the Northwest corner of said Parcel 3; thence South 89°40'22" East 1400.00 feet to the point of beginning.**

**Expecting Therefrom Parcel 2 of Land Partition 70-96 being Parcel 3 of Land Partition 47-94, situated in the E1/2 of Section 27 and the W1/2 of Section 26, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

**Parcel B:**

**Parcel 2 of Land Partition 70-96 being Parcel 3 of Land Partition 47-94, situated in the E1/2 of Section 27 and the W1/2 of Section 26, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

**(Map No. R-3408-00000-02706-000, Account No. R883827, Map No. R-3408-02600-00301-000, Account No. R873244, Map No. R-3408-00000-02705-000, Account No. R884807, Map No. R-3408-00000-02705-000, Account No. R877838)**

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is \$0.00 (Vesting Change)

In construing this deed and where the context so requires, the singular includes plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**Return To:**  
**Deschutes County**  
**Title Company**

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, 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 grantor has executed this instrument this 11 day of April, 2019


**The Moran Family Trust**

  
**Michael Moran, Trustee**

  
**Nancy K. Moran, Trustee**

STATE OF California, County of SAN DIEGO ) ss.

This instrument was acknowledged before me on April 11, 2019, by **Michael Moran and Nancy K. Moran, Trustees of the Moran Family Trust.**

  
Notary Public for California  
My commission expires: Aug 25, 2022

