

**2019-010505**

**Klamath County, Oregon**



**00246825201900105050020024**

**09/10/2019 10:46:21 AM**

**Fee: \$87.00**

**After Recording Return to:**

Janice E. Hatton, Esq.  
777 High Street., #300  
Eugene, OR 97401

**Until a change is requested,**

**send tax statements to:**

Alan W. Moore, Trustee  
Sunya E. Moore, Trustee  
64827 Half Mile Lane  
Bend, OR 97701

Tax Account Parcel No. R881565

**WARRANTY DEED**

**Alan Moore and Sunya Moore, husband and wife, Grantors, convey to Alan W. Moore and Sunya E. Moore, Trustees of the Moore Family Trust, dated September 3, 2019, Grantees, the following described real property, which has an address of 138527 Michigan Avenue, situated in Gilchrist, Klamath County, Oregon:**

Parcel 1 of Land Partition 112-06, replat of Lots 141 and 142 located in Tract 1318-"GILCHRIST TOWNSITE" situated in the SE1/4 NE1/4 Section 19, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The Liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true consideration for this conveyance, for estate planning purposes, is: \$0.

**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 3 day of September, 2019.

Alan W. Moore  
Alan Moore

Sunya E. Moore  
Sunya Moore

STATE OF OREGON     )  
                                  ) ss.  
County of Deschutes     )

The foregoing instrument was acknowledged before me this 3 day of September, 2019,  
by Alan Moore and Sunya Moore.



Janice Elizabeth Hayton  
Notary Public of Oregon  
My Commission Expires: 11-06-2022