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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2020-007993

Klamath County, Oregon



00261395202000079930030030

06/30/2020 02:45:06 PM

Fee: \$92.00

FOR
RECORDER'S USE

ORDA L. MOORE
2860 FRONTAGE RD
KLAMATH FALLS OR. 97601

Grantor's Name and Address

DAREN J. MOORE
2860 FRONTAGE RD
KLAMATH FALLS OR. 97601

Grantee's Name and Address

After recording, return to (Name and Address):

DAREN J. MOORE

Until requested otherwise, send all tax statements to (Name and Address):

SAME AS GRANTEE

AFFIANT'S DEED

THIS INDENTURE dated JUNE 30 2020, by and between
DAREN J. MOORE
the affiant named in the duly filed affidavit concerning the small estate of ORDA L. MOORE
and DAREN J. MOORE, deceased, hereinafter called grantor,
hereinafter called grantee; WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

~~EXHIBIT "A"~~

~~LP-02 PARCEL 2~~
LP- 17-02 PARCEL 2

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ ESTATE.[®] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.[®] (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Daren J. Moore DA
Affiant

STATE OF OREGON, County of Klamath ss
This instrument was acknowledged before me on June 30, 2020

by Cathy Mason

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL STAMP
CATHY SUE MASON
NOTARY PUBLIC - OREGON
COMMISSION NO. 962484

MY COMMISSION EXPIRES MAY 15, 2021

Cathy Mason
Notary Public for Oregon

My commission expires 6-30-2020

77-19376-8
38-19376 71598

WARRANTY DEED (INDIVIDUAL)

Vol. 79 Page 18195

PATRICIA LEACH also known as PATRICIA CHARLENE LEACH

hereinafter called grantor, convey(s) to
DOYLE L. MOORE and ORDA L. MOORE, Husband and Wife

all that real property situated in the County
of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown on attached exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 8,000.00

Dated this 26th day of July, 19 79

Patricia Charlene Leach

STATE OF OREGON, County of Klamath) ss.

On this 26th day of July, 19 79 personally appeared the above named
Patricia Charlene Leach and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me

Barbara P. Addington
Notary Public for Oregon

My commission expires: 3-22-81

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

LEACH

TO

MOORE

After Recording Return to:
Mr. and Mrs. Doyle L. Moore
3937 1/2 Homedale Road
Klamath Falls, Oregon 97601

Send Tax Statements to
Mr. & Mrs. Moore - Address Above

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record
on the day of 19
at o'clock M. and recorded in book
on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

EXHIBIT "A"

18196

All that portion of real property situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1 $\frac{1}{4}$ inch diameter galvanized iron pipe, protruding 12 inches above the ground, set in a mound of stone, marking the corner common to Sections 5, 6, 7 and 8 as delineated on Map of Survey File No. 2960 filed in the Official Records of Klamath County, June 1979. Thence, along the line common to Sections 5 and 6, North 00° 07' 32" East, 899.28 feet; thence North 89° 42' 03" East, 756.04 feet; thence North 00° 20' 58" West 455.00 feet; thence North 89° 42' 00" East, 60.00 feet to a 5/8 inch diameter iron pin; thence South 00° 20' 58" East 717.42 feet, to a $\frac{1}{4}$ inch diameter iron pin on the Northwesterly right of way line Highway 97; thence along the Northwesterly right of way line of Highway 97, South 33° 00' 19" West, 33.12 feet to a $\frac{1}{4}$ inch diameter iron pin and aluminum cap marked S.H.R.W.; thence South 20° 05' 49" West 226.99 feet to a $\frac{1}{4}$ inch diameter iron pin and aluminum cap marked S.H.R.W.; thence South 27° 40' 15" West 457.32 feet to a $\frac{1}{4}$ inch diameter iron pin on the Northwesterly right of way line of Highway 97 and the South line of Section 5; thence leaving the Northwesterly right of way line of Highway 97, North 89° 27' 32" West, 511.21 feet along the South line of Section 5 to the point of beginning.

Grantor herein grants an easement to the public for access; said easement is 60 feet in width and 455 feet long along the Easterly boundary of the herein described property.

SUBJECT TO: 1. An easement dated May 14, 1952, recorded June 19, 1952 in Book 255 at Page 303, in favor of The United States of America & Quitclaimed by the United States of America to the California Oregon Power Company by instrument recorded April 12, 1954 in Book 266 at page 316, Deed Records. 2. Restrictions on access in Deed to State of Oregon by and through its State Highway Commission recorded November 7, 1967 in M-67 at page 8644, which provides that no right or easement of right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the abutting property. 3. An easement dated November 4, 1974, recorded December 6, 1974 in Book M-74 at Page 15582 in favor of Pacific Northwest Bell Telephone Co.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 31st day of July, A. D. 1970 at 1:05 clock A.M., on

duly recorded in Vol. 470, of Deeds on Page 18195

Wm D. MILNE, County Clerk

By Bernard J. Heloch

Fee \$6.00