

2020-009288

Klamath County, Oregon



00262879202000092880030036

07/29/2020 03:18:00 PM

Fee: \$92.00

PERSONAL REPRESENTATIVES DEED

Lane Moore, Personal Representative
Grantor

Lane Moore
12474 Overland Drive
Klamath Falls, OR 97603
Grantee

After recording return to:
SAME

Until a change is
requested, all tax statements
shall be sent to the following address:
SAME

THIS INDENTURE made this 29th day of July, 2020, by and between LANE MOORE, the duly appointed, qualified and acting administrator of the estate of DONALD L. MOORE, deceased, hereinafter called first party, and LANE MOORE, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all of 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, to-wit:

- Parcel 1 NW 1/4, E 1/2 SW 1/4, SW 1/4 SW 1/4 of Section 30, Township 40 South, Range 10 EWM, Klamath County, Oregon, containing approximately 281.46 acres.
Map/Tax No. 4010-00000-03100-000 \$114,123.00
- Parcel 2 A tract of land located in the N 1/2, NE 1/4, of Section 36, Township 40 South, Range 9 EWM, Klamath County, Oregon, and more particularly described as follows: Beginning at the quarter-section corner common to Sections 25 & 36, T40S, R9EWM, said corner being monumented by a U.S.G.S. brass cap on a rock; thence S 16 degrees 58' E a distance of 1382.5 ft, thence East a distance of 2230.0 ft., thence North a distance of 1320.0 ft to an old fence line; thence West a distance of 2640.0 ft. more or less to the point of beginning. The above described tract of land contains 73.8 acres, more or less.
Map/Tax No. 4009-00000-06300-000 \$47,877.00
- Parcel 3 All that part of the W 1/2 of the NW 1/4 SW 1/4, Section 18, Township 40 South, Range 10, EWM, lying southerly of the US Government Reclamation drainage canal, containing 6 acres, more or less; the W 1/2 of the SW 1/4 SW 1/4, said Section 18, containing 20 acres more or less (Section 3)
Map/Tax No. 4010-01800-01000-000 \$27,110.00

Scot H MacArthur
Returned at Counter

- Parcel 4 W ½ W ½, SE 1/4 SW 1/4, SW 1/4 SE 1/4, Section 19, Township 40 South, Range 10, EWM, except that portion of land deeded to Michael A & Susan Zalunardo by Deed Volume M98 Page 25035, records of Klamath County, Oregon (Section 4)
Map/Tax No. 4010-01900-00700-000 \$127,417.00
- Parcel 5 NW 1/4 SW 1/4 Section 30; N ½ NW 1/4 Section 31, Township 40 Range 10, EWM (Section 5)
Map/Tax No. 4010-00000-03200-000 \$ 22,060.00
Map/Tax No. 4010-00000-03500-000 \$ 50,377.00
- Parcel 6 SW 1/4 SE 1/4, SE 1/4 SE 1/4, Section 13, Township 40 South, Range 9, EWM (section 1)
Map/Tax No. 4009-01300-01000-000 \$30,480.00
Map/Tax No. 4009-01300-01100-000 \$56,167.00
- Parcel 7 NE 1/4 and the SE 1/4 Section 24; NE 1/4 Section 25; SE 1/4 SW 1/4 and the SE 1/4 Section 25, Township 40 South, Range 9, EWM EXCEPTING THEREFROM: A tract of land located in the SE 1/4 SW 1/4 Section 25, Township 40 South, Range 9, EWM, Klamath County, Oregon, and more particularly described as follows: Beginning at the quarter section corner common to Section 25 and 36, Township 40S. Range 9 EWM, said corner being monumented by a U.S.G.S. brass cap on a rock; thence North 45 degrees West a distance of 1866.8 feet; thence South a distance of 1320.0 feet; thence East a distance of 1320.0 feet more or less to the point of beginning. (Section 2)
Map/Tax No. 4009-00000-03100-000 \$227,263.00

To Have and to Hold the same unto the second party, and second party's heirs, successor-in-interest and assigns forever.

The true consideration for this conveyance is other than money, the property is assessed at \$702,874.00.

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.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



Lane Moore, Personal Representative

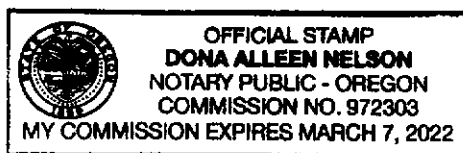
STATE OF OREGON

County Of Klamath

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) ss.
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Subscribed and sworn to (or affirmed) before me on July 29, 2020,
by Lane Moore, Personal Representative, proved to me on the basis of satisfactory evidence to be the
person who appeared before me.

SEAL


Notary Public for Oregon

My Commission Expires: 3-7-2022