

RECORDING REQUESTED BY:



6000 Meadows Rd, Ste 100
Lake Oswego, OR 97035

AFTER RECORDING RETURN TO:

Order No.: 872003784-CC
Aaron Rich
129520 Auggie Lane
Crescent Lake, OR 97733

SEND TAX STATEMENTS TO:

Aaron Rich
129520 Auggie Lane
Crescent Lake, OR 97733

APN: R160818
129520 Auggie Lane, Crescent Lake, OR 97733

2020-012939

Klamath County, Oregon

10/08/2020 03:29:00 PM

Fee: \$102.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Paul Moore and Tammy K. Moore, as tenants by the entirety, Grantor, conveys and warrants to **Aaron Rich**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$145,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

AmeriTitle-399043AM

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/5/20

Paul Moore

Tammy K Moore
Tammy K Moore

State of _____

County of _____

This instrument was acknowledged before me on _____ by Paul Moore.

Notary Public - State of Oregon

My Commission Expires: _____

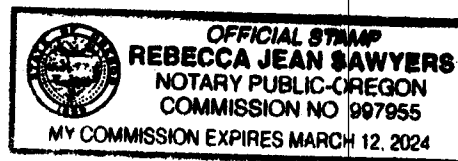
State of Oregon

County of Deschutes

This instrument was acknowledged before me on October 5th 2020 by Tammy K. Moore.

Rebecca Jean Sawyers
Notary Public - State of Oregon

My Commission Expires: March 12th 2024



STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/07/2020

Paul Moore

Tammy K. Moore

State of Oregon

County of Clackamas

This instrument was acknowledged before me on 10.7.2020 by Paul Moore.

DD
Notary Public - State of Oregon

My Commission Expires: 6.15.2021



State of _____

County of _____

This instrument was acknowledged before me on _____ by Tammy K. Moore.

Notary Public - State of Oregon

My Commission Expires: _____

EXHIBIT "B"

Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

21. The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.
ID Number 191408.

22. The interest of Russell Leonard Minton, Jr. purported owners of a mobile home situated on the subject property as disclosed by the Klamath County tax rolls.

23. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol

24. The provisions contained in Deed,
Recorded: November 8, 1941,
Instrument No.: Volume 142, Page 363.

25. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

26. Limited access provisions contained in Deed from The Ivory Pine Company, a California corporation to State of Oregon, by and through its State Highway Commission, which provided 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,
Recorded: January 5, 1956
Instrument No.: Volume 280, Page 267

27. Easement for road purposes over the Easterly 30 feet of the herein described property as shown on Map of Land Partition
Recorded: December 29, 1975
Instrument: Volume M75, Page 16262

28. Reservations as shown on the Land Partition
Recorded: December 29, 1975
Instrument: Volume M75, Page 16262

29. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Midstate Electric Cooperative, Inc., a cooperative corporation
Recorded: August 8, 1986
Instrument No.: Volume M86, Page 14016

EXHIBIT "A"
LEGAL DESCRIPTION

S1/2 NW1/4 NW1/4 NW1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon also known as lot 25 of Land Partition recorded in Volume M75, page 16262, Microfilm Record of Klamath County, Oregon