AmériTitle

THIS SPACE RESERVED FO[

After recording return to:
Eric C. Moore
P.O. Box 31
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Eric C. Moore
P.O. Box 31
Klamath Falls, OR 97601
File No.   422696AM

STATUTORY WARRANTY DEED

David L. Walters ,

Grantor(s), hereby convey and warrant to

Eric C. Moore,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is $145,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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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.
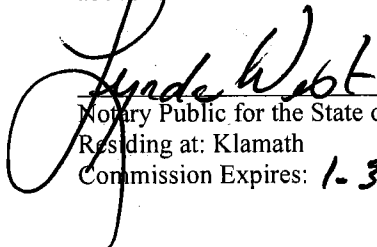
Dated this ___30___ day of ___November___, _2020_.

_____

David L. Walters

State of Oregon } ss
County of Klamath}

On this _30_ day of ___November___, _2020_, before me, ___Lynda West___ a Notary Public in and for said state, personally appeared David L. Walters, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: _1-30-21_

OFFICIAL STAMP
LYNDA WEST
NOTARY PUBLIC- OREGON
COMMISSION NO. 958737
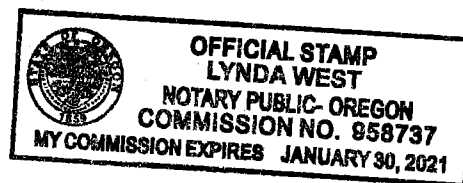MY COMMISSION EXPIRES JANUARY 30, 2021

EXHIBIT 'A'

File No. 422696AM

Beginning at point 1650 feet East and 60 feet North of an iron pin driven into the ground at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath – Lakeview Highway; from the North and 30 feet of the center of said Highway; thence East 66 feet; thence South 20 feet; thence East 66 feet; thence North 340 feet; thence West 132 feet; thence South 320 feet to the place of beginning.

EXCEPTING THEREFROM a tract of land lying in the SE1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian and being more particularly described as follows:

Beginning at an iron pin which is 30 feet North and 30 feet East of a brass plug marking the intersection of the centerline of the Klamath Falls – Lakeview Highway and a county road to the North and South along the section line between Section 1 and 2, Township 30 South, Range 9 East of the Willamette Meridian thence East 1320.0 feet to an iron pipe marking the East boundary of he North – South road (Patterson St.) and the South boundary of Simmers Avenue to the East; thence along the South boundary of said Simmers Avenue, North 88° 55' East 330 feet; thence North 0° 03' East 60.0 feet to an iron pipe on the North boundary of said Simmers Avenue to the true point of beginning of this description; thence North 0° 03' East parallel to Patterson Street, 310.0 feet; thence North 88° 55' East 55.0 feet; thence South 0° 03' West 310.0 feet; thence South 88° 55' West 55.0 feet, more or less, to the true point of beginning.