



2020-016321

Klamath County, Oregon

12/15/2020 10:41:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gregory B. Bulkley and Jacqueline R. Graham

~~XXXXXXXXXX~~, PO Box 46

Bly, OR 97622

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

Gregory B. Bulkley and Jacqueline R. Graham

~~XXXXXXXXXX~~, PO Box 46

Bly, OR 97622

File No. 418715AM

STATUTORY WARRANTY DEED

**Michael Moran and Nancy K. Moran,
as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

Gregory B. Bulkley and Jacqueline R. Graham, as Tenants by the Entirety,

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:

Parcel A:

Unsurveyed Parcel 1 of Land Partition 70-96 being Parcel 3 of Land Partition 47-94, situated in the E1/2 of Section 27 and the W1/2 of Section 26, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more partially described as:

Beginning at the initial point, being the N1/16 corner common to said Sections 26 and 27, as marked by a 5/8" iron pin with LS 658 Aluminum Cap; thence South 00°14'27" West along the section line 497.71 feet; thence South 86°01'00" East 180 feet more or less to the Thread of the Sprague River; thence Southerly and Westerly along the Thread of Sprague River 4650 feet more or less to the West line of Parcel 3 of "Land Partition 47-94"; thence North along said West line 2470 feet more or less to the Northwest corner of said Parcel 3; thence South 89°40'22" East 1400.00 feet to the point of beginning.

Excepting Therefrom Parcel 2 of Land Partition 70-96 being Parcel 3 of Land Partition 47-94, situated in the E1/2 of Section 27 and the W1/2 of Section 26, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel B:

Parcel 2 of Land Partition 70-96 being Parcel 3 of Land Partition 47-94, situated in the E1/2 of Section 27 and the W1/2 of Section 26, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

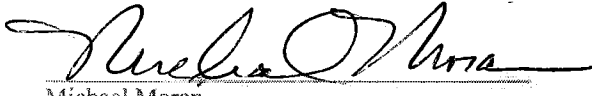
The true and actual consideration for this conveyance is \$750,000.00.

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:

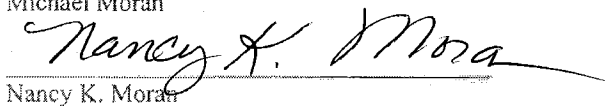
02!

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 4TH day of DECEMBER 2020



Michael Moran



Nancy K. Moran

State of Oregon } ss

County of _____ }

On this _____ day of December, 2020, before me, _____ a Notary Public in and for said state, personally appeared Michael Moran and Nancy K. Moran, 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.

See attached CA certificate

Notary Public for the State of Oregon

Residing at: _____

Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On December 4, 2020 before me, Noreen A Burke, Notary Public
(insert name and title of the officer)

personally appeared Michael Moran and Nancy K Moran,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Noreen A Burke (Seal)

