



THIS SPACE RESERVED FOR

2021-009387

Klamath County, Oregon

06/15/2021 10:36:00 AM

Fee: \$87.00

After recording return to:

Michael David Moore and Hannah Janice Moore

800 Hillandale Cir.

Eagle Point, OR 97524

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

Michael David Moore and Hannah Janice Moore

800 Hillandale Cir.

Eagle Point, OR 97524

File No. 455956AM

STATUTORY WARRANTY DEED

Conrad R. Michlig and June D. Michlig, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michael David Moore and Hannah Janice Moore, husband and wife,

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 1:

Lot G, NORTH BLY and vacated Lots A, B, E, F and H of NORTH BLY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of Garden Avenue adjoining said Lots and vacated by vacation order in Commissioner's Journal Volume 21 at Page 158 on January 16, 1952.

PARCEL 2:

Lot C, NORTH BLY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$254,000.00.

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:

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 14th day of May, 2021.

Conrad R. Michlig by Melissa Mayo, his attorney in fact
Conrad R. Michlig by Melissa Mayo, his attorney in fact

June D. Michlig by Melissa Mayo, her attorney in fact
June D. Michlig by Melissa Mayo, her attorney in fact

State of Utah } ss.
County of Salt Lake }

On this 14 day of May, 2021, before me, Sherrie D. Hammond a Notary Public in and for said state, personally appeared Melissa Mayo known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Conrad R. Michlig and June D. Michlig, and acknowledged to me that he/she/they subscribed the name of Conrad R. Michlig and June D. Michlig as principal and his/her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Sherrie D. Hammond

Notary Public for the State of Utah

Residing at: Salt Lake

Commission Expires: 9/3/24

