

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702



After recording return to:
Jennifer Harrington and Teresa
Falconer
4315 NE 90th Ave
Portland, OR 97220-5021

Until a change is requested all tax
statements shall be sent to the
following address:
Jennifer Harrington and Teresa
Falconer
4315 NE 90th Ave
Portland, OR 97220-5021

File No.: 7061-3757290 (JNR)
Date: June 02, 2021

472268AM

2021-010836
Klamath County, Oregon
07/13/2021 12:07:00 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Lindsey C. Moore and Julie J. Moore, Grantor, conveys and warrants to **Jennifer Harrington and Teresa Falconer, as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2021-2022** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$400,000.00**. (Here comply with requirements of ORS 93.030)

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 9 day of JULY, 2021.

Lindsey C. Moore
Lindsey C. Moore

Julie J. Moore
Julie J. Moore

STATE OF Oregon)
County of Lane) ss.

This instrument was acknowledged before me on this 9 day of July, 2021
by **Lindsey C. Moore and Julie J. Moore.**

Notary Public for Oregon
My commission expires: 3-13-22

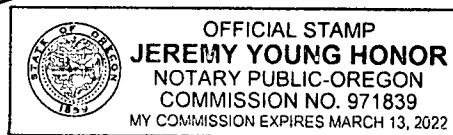


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A tract of land in the N1/2 of the NE1/4 of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; more particularly described as follows: Beginning at the Northeast corner of said Section 8; thence North 89° 37' 24" West along the North line of said Section 8, 655.42 feet to the East line of the W1/2 of the NE1/4 of the NE1/4 of said Section 8 and the true point of beginning; thence South 0° 07' 44" East along said East line, 435.35 feet; thence North 89° 39' 38" West, 984.06 feet; thence North 0° 00' 14" West, 435.98 feet to the North line of said Section 8; thence South 89° 37' 24" East, along said North line, 983.12 feet to the true point of the beginning.

PARCEL 2:

A tract of land in the North half (N1/2) of the Northeast Quarter (NE1/4) of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the Northeast corner of said Section 8, thence North 89°37'24" West, along the North line of said Section 8, 1638.54 feet to the true point of beginning; thence South 0°00'14" East, 435.98 feet; thence North 89°39'38" West, 984.07 feet to the West line of the NE1/4 of said Section 8; thence North 0°07'13" East, along said West line, 438.61 feet to the North 1/2 corner of said Section 8, thence South 89°37'24" East along the North line of said Section 8, 983.12 feet to the true point of beginning.

A.P.N.: R151695