



THIS SPACE RESERVED FOR

2021-011585  
Klamath County, Oregon  
07/28/2021 02:34:01 PM  
Fee: \$87.00

Samuel and Nicholas Moxley  
P.O. Box 104  
Bonanza, OR 97623

Grantor's Name and Address

Samuel Delmar Moxley and Nicholas Gordon Moxley  
P.O Box 104  
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:  
Samuel Delmar Moxley and Nicholas Gordon Moxley  
P.O Box 104  
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:  
Samuel Delmar Moxley and Nicholas Gordon Moxley  
P.O Box 104  
Bonanza, OR 97623

File No. 444901AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Nicholas Gordon Moxley and Samuel Delmar Moxley who acquired title as Samuel Delmer Moxley, not as tenants in common but with rights of survivorship

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Samuel Delmar Moxley and Nicholas Gordon Moxley, each as to an undivided 1/2 interest as Tenants in Common,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

PARCEL 1:

S1/2 of S1/2; N1/2 of SW1/4; S1/2 of NW1/4 of Section 13, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A piece of parcel of land situate in the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 13, Township 38 South, Range 11 1/2 East of the Willamette Meridian in Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the said NW1/4 of SE1/4 of said Section 13, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and running Northerly along the Westerly side of the said NW1/4 of SE1/4 and the SW1/4 of NE1/4 of said Section 13, 1542.5 feet; thence Southeasterly to a point in the Southerly boundary of the said NW1/4 of SE1/4 of said Section 13, 499.2 feet Easterly from the said point of beginning; thence Westerly along the said Southerly boundary of the said NW1/4 of SE1/4 of said Section 13, 499.2 feet to the said point of beginning.

The true consideration for this conveyance is \$ to update vesting


To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.


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In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 27 day of July, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

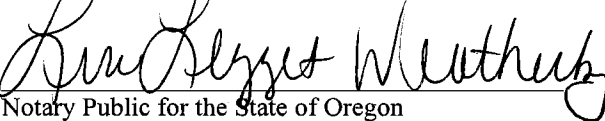
  
\_\_\_\_\_  
Nicholas Gordon Moxley

  
\_\_\_\_\_  
Samuel Delmer Moxley

State of Oregon } ss  
County of Klamath }

On this 27 day of July, 2021, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Nicholas Gordon Moxley and Samuel Delmer Moxley, 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: 10/01/2023

