

2021-019170
Klamath County, Oregon
12/28/2021 03:30:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Phillip G. Moffitt and Barbara Jean Moffitt

22425 E Hwy 140

Dairy, OR 97625

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

Phillip G. Moffitt and Barbara Jean Moffitt

22425 E Hwy 140

Dairy, OR 97625

File No. 508016AM

STATUTORY WARRANTY DEED

Donna L. Woolery,

Grantor(s), hereby convey and warrant to

Phillip G. Moffitt and Barbara Jean Moffitt, 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:

A portion of the N1/2 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of the E1/2 NE1/4 NW1/4, Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, with the Northerly line of the Klamath Falls-Lakeview Highway right of way; thence Northeasterly along said right of way 312 feet to the true point of beginning of this description; thence North 10 degrees West, along the Easterly boundary of that certain parcel described in M74, page 4752, 492 feet to the Southerly right of way line of the O.C.&E. Railroad; thence Northeasterly along said right of way 160 feet; thence Southeasterly to a point on the Northerly right of way line of the Klamath Falls-Lakeview Highway, said point being Northeasterly when measured along said right of way, 153 feet from the true point of beginning; thence Southwesterly along the highway to the point of beginning.

The true and actual consideration for this conveyance is \$140,000.00.

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 24 day of December, 2021.

Donna L. Woolery
Donna L. Woolery

State of CALIFORNIA } ss
County of YOLO }

On this 24th day of December, 2021, before me, BARBARA FIALA a Notary Public in and for said state, personally appeared Donna L. Woolery, 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.

Barbara Fiala
Notary Public for the State of CALIFORNIA
Residing at: WOODLAND, CA
Commission Expires: 12/30/2023

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 YOLO

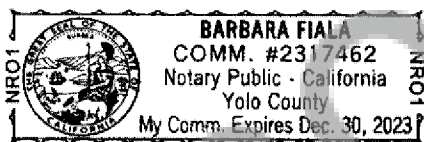
On DECEMBER 24, 2021 before me, BARBARA FIALA, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared DONNA L. WOOLERY
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: 12/24/2021 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____