



THIS SPACE RESERVED FOR

2022-000774

Klamath County, Oregon

01/20/2022 09:16:01 AM

Fee: \$87.00

After recording return to:

Loretta Gail Moore

1319 Lakeview Ave

Klamath Falls, OR 97601

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

Loretta Gail Moore

1319 Lakeview Ave

Klamath Falls, OR 97601

File No. 515630AM

STATUTORY WARRANTY DEED

R.J. Simington also known as Roland J. Simington and Teresa Simington,

Grantor(s), hereby convey and warrant to

Loretta Gail Moore,

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 tract of land situated in the SE1/4 NE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE1/4 SE1/4 of said Section 12; thence North 00°35'19" East 666.28 feet (North 00°13'21" East 666.24 feet by M81 at Page 8479 of the Klamath County Deed records); thence South 89°43'25" East 25.64 feet to the Southeast corner of that tract of land described in said M81 page 8479; thence continuing South 89°43'25" East, along the South line of said tract, 880.90 feet to the true point of beginning of this description marked by a 5/8 inch iron pin with cap; thence continuing South 89°43'25" East 445.30 feet to the Southeast corner of said tract described in M81 page 8479; thence North 00°23'16" East 664.99 feet to the Northeast corner of said tract; thence North 89°40'11" West, along the North line of said tract, 446.26 feet to a 5/8 inch iron pin with cap; thence South 00°18'16" West 665.41 feet to the true point of beginning.

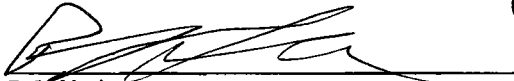
TOGETHER WITH an easement for ingress and egress over the North 30 feet of the East 350 feet of the property conveyed from Norman Hand, Gerald E. Hand and Kenneth W. Hand to Albert Dean Collins, by Warranty Deed, dated September 11, 1989, recorded September 21, 1989 in Volume M89, page 17928, Deed Records of Klamath County, Oregon.

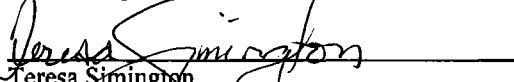
The true and actual consideration for this conveyance is \$57,500.00.

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 13 day of January, 2022.


R.J. Simington


Teresa Simington

State of Alaska } ss
County of Fairbanks North Star }

On this 13 day of January, 2022, before me, Christina R Shaw, a Notary Public in and for said state, personally appeared R.J. Simington and Teresa Simington, 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 Alaska
Residing at: 1145 Skyline Drive Fairbanks AK 99712
Commission Expires: May 29, 2024

STATE OF ALASKA
NOTARY PUBLIC

Christina R. Shaw
My Commission Ends May 29, 2024

