

2022-004800

Klamath County, Oregon

04/15/2022 08:27:03 AM

Fee: \$87.00



THIS SPACE RESERVED FOR RECORD

After recording return to:
Ty M. Moore and Angie R. Moore
PO Box 960
Aumsville, OR 97325

Until a change is requested all tax
statements shall be sent to the
following address:
Ty M. Moore and Angie R. Moore
PO Box 960
Aumsville, OR 97325

File No.: 7091-3923658 (AM)
Date: March 30, 2022

STATUTORY WARRANTY DEED

Guy W. Devilliers and Jeffrey W. DeVilliers, Grantor, conveys and warrants to **Ty M. Moore and Angie R. Moore, as tenants by the entirety**, 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:

Lot 1 in Block 23 of Sprague River Valley Acres, according to the official plat thereof on file in office of the County Clerk of Klamath County, Oregon.

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.

The true consideration for this conveyance is **\$10,000.00**. (Here comply with requirements of ORS 93.030)

APN: 361655

Statutory Warranty Deed
- continued

File No.: 7091-3923658 (AM)

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 April, 2022.

[Signature]
Guy W Devilliers

[Signature]
Jeffrey W Devilliers

STATE OF Oregon)
County of Linn)ss.

This instrument was acknowledged before me on this 13 day of April, 2022 by **Guy W Devilliers and Jeffrey W Devilliers**.

[Signature]

Notary Public for Oregon
My commission expires: 9.20.2022

