



THIS SPACE RESERVED FOR

2022-006212
Klamath County, Oregon
05/16/2022 01:20:01 PM
Fee: \$92.00

After recording return to:
Jose Oscar Villaneuva and Candelaria DeLeon
3128 Boardman Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Jose Oscar Villaneuva and Candelaria DeLeon
3128 Boardman Ave
Klamath Falls, OR 97603
File No. 520195AM

STATUTORY WARRANTY DEED

Robert L. Moore and Joann I. Moore
as Trustee of the 2013 Moore Family Trust dated April 19, 2013,

Grantor(s), hereby convey and warrant to

Jose Oscar Villaneuva and Candelaria DeLeon, with right of survivorship,

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:

Lot 5 in Block 15 of Original Town of Merrill, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$26,050.00.
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 may, 2022

2013 Moore Family Trust

By: Robert L. Moore
Robert L. Moore, Trustee

By: Joann I. Moore
Joann I. Moore, Trustee

State of California } ss
County of _____ }

On this ____ day of May, 2022, before me, _____ a Notary Public in and for said state, personally appeared Robert L. Moore and Joann I. Moore, Trustees of the 2013 Moore Family Trust dated April 19, 2013, 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 California
Residing at: _____
Commission Expires: _____

See Attached Certificate

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 Shasta) ss.

On May 13, 2022 before me,
Jennifer Copes

Notary Public personally appeared Robert L. Moore and Joann I. Moore

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.

SIGNATURE

