



THIS SPACE RESERVED FOR

2022-008279
Klamath County, Oregon
07/07/2022 08:25:01 AM
Fee: \$87.00

After recording return to:

Christopher Moreland and Mary Moreland

1776 Washburn Way, #102

Klamath Falls, OR 97603

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

Christopher Moreland and Mary Moreland

1776 Washburn Way, #102

Klamath Falls, OR 97603

File No. 549428AM

STATUTORY WARRANTY DEED

Jordan Thull,

Grantor(s), hereby convey and warrant to

Christopher Moreland and Mary Moreland, 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:

Vacated Blocks 55, 60, 61, 63, 64, Vacated Lots 1 through 3, inclusive; Vacated Lots 5 through 12, inclusive; Vacated Lots 14 through 19, inclusive in Block 49; Vacated Lots 1 through 16, inclusive; and 21 through 28, inclusive in Block 65, as vacated by Order Vacating a portion of the plat of Worden, Klamath County, Oregon and recorded February 27, 1933 in Volume 99, page 445, Klamath County Deed Records.

ALSO, Lots 4 and 13 in Block 49 and Lots 17 through 20, inclusive in Block 65 of Worden Townsite, 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 \$55,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 10th day of July, 2022

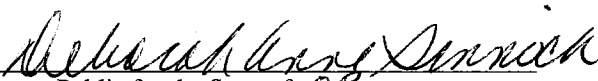


Jordan Thull

State of OR } ss
County of Klamath }

On this 10th day of July, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Jordan Thull, 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 OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

