



Sheryl Leanders

Grantor's Name and Address

Hunter Moyles and Stacey Moyles

Grantee's Name and Address

After recording return to:  
Hunter Moyles and Stacey Moyles  
3030 Round Lake Rd.  
Klamath Falls, OR 97601

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

Same as above

File No. 525608AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Sheryl L. Tucker, now known as Sheryl L. Leanders, Trustee of the Sheryl L Tucker Revocable Living Trust utd April 6, 2017

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Hunter Moyles and Stacey Moyles, as Tenants by the Entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

That portion of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Center South 1/16 corner of Section 7, thence along the South line of Parcel 3 of Land Partition 42-04, as recorded in the Klamath County Clerk's Office, South 89°38'23" West, 1,334.18 feet, to the Southwest corner of said Parcel 3; thence along the West line of said Parcel 3, North 00°00'44" East, 669.51 feet, to the Northwest corner of said Parcel 3; thence along the North line of said Parcel 3, South 89°46'15" East, 1,331.34 feet, to the Northwest corner of Parcel 2 of said Land Partition, thence along the West line of said Parcel 2, South 00°47'57" East, 333.73 feet, to the Southwest corner of said Parcel 2; thence South 00°20'28" West, 330.35 feet, to the point of beginning.

This Deed is being recorded to correct the grantor name previously recorded in 2022-012564 and 2022-013373.

The true consideration for this conveyance is: \$35,000.00

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 22nd day of Nov., 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Sheryl L. Tucker Revocable Living Trust

By: Sheryl L. Leanders  
Sheryl L. Leanders, Trustee

State of Oregon } ss  
County of Klamath }

On this 22<sup>nd</sup> day of November, 2022, before me Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared Sheryl L. Leanders, Trustee of the Sheryl L. Tucker Revocable Living Trust, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 7-29-25

