

Rebecca Moore
Returned at Counter

2023-000816
Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



00311266202300008160030036

02/06/2023 02:22:43 PM

Fee: \$92.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: R505484

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Patricia Ann Moore

Address: 1701 Carlson Dr

City, ST Zip: Klamath Falls, OR 97603

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Frank Adam Herlinger

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Patricia Ann Moore, Trustee of the Frank Adam Herlinger Revocable

Grantee Name: Living Trust

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Patricia Ann Moore

Address: 1701 Carlson Dr

City, ST Zip: Klamath Falls, OR 97603

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: 3909-001AB-05800

** Rerecorded at the request of the grantor to correct the grantee name in the Bargain and Sale Deed previously Recorded as Vol M95 Page 27285

10-10-95P01:34 RCVD

WARRANTY DEED

PATRICIA ANN MOORE, as Attorney in Fact for FRANK ADAM HERLINGER, Grantor, conveys and warrants to the FRANK ADAM HERLINGER REVOCABLE LIVING TRUST, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 14 of Winema Gardens, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to easements and rights of way of record and apparent on the land; rules and regulations of South Suburban Sanitary District: Building and Use Restrictions affecting Winema Gardens.

There is no consideration for this transfer. It is done for the purpose of estate planning.

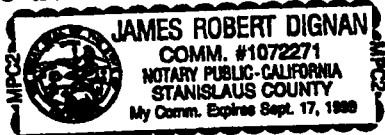
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 30 day of September, 1995.

Patricia Ann Moore
PATRICIA ANN MOORE, as Attorney
in Fact for FRANK ADAM HERLINGER

STATE OF CALIFORNIA)
) ss.
County of Stanislaus)

On this 30 day of September, 1995, personally appeared before me the above named Patricia Ann Moore, as Attorney in Fact for Frank Adam Herlinger, and acknowledged the foregoing instrument to be her voluntary act and deed.



James Robert Dignan
Notary Public for California
My commission expires: 9-17-99

PATRICIA ANN MOORE, as Attorney
in fact for FRANK ADAM HERLINGER

Grantor,

to

FRANK ADAM HERLINGER REVOCABLE
LIVING TRUST,

Grantee

After recording return to:

Donald R. Crane
Attorney at Law
635 Main Street
Klamath Falls OR 97601
503-884-1721

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

PATRICIA ANN MOORE
2524 Garvey Avenue
Modesto, CA 95350

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

Donald R. Crane
on this 10th day of October A.D. 19 95
at 1:36 o'clock P M. and duly recorded
in Vol. 195 of Deeds Page 27285
Bernetha G. Letsch County Clerk
By Annette Mueller Deputy.

Fee. \$30.00



County of KLAMATH)
I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: Feb 23, 2023
ROCHELLE LONG, Klamath County Clerk
By: Janice Caste Deputy

30-20
CK

10-10-95P01:34 RCVD

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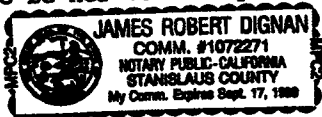
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Dated this 30 day of September, 1995.

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Notary Public for California
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Grantor,

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