



**2023-007878**  
Klamath County, Oregon  
09/08/2023 12:00:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dawn M. Sima Revocable Trust

3050 San Fernando Rd.

Atascadero, CA 93422

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

Dawn M. Sima Revocable Trust

3050 San Fernando Rd.

Atascadero, CA 93422

File No. 603462AM

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**STATUTORY WARRANTY DEED**

**Sean C. Moran, Trustee of the Michael Moran Trust,**

Grantor(s), hereby convey and warrant to

**Dawn M. Sima, Trustee of the Dawn M. Sima Revocable Trust,**

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 776, RUNNING Y RESORT, PHASE 6, SECOND ADDITION, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$440,000.00. **PURSUANT TO AN IRC 1031 TAX  
DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

***2023-2024 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 7 day of September, 2023.

Michael Moran Trust

By: Sean Moran

Sean Moran, Trustee

State of South Carolina ss

County of Charleston

On this 7 day of September, 2023, before me, Tara R. Rice a Notary Public in and for said state, personally appeared Sean C. Moran, Trustee of the Michael Moran 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.

Tara R. Rice  
Notary Public for the State of South Carolina

Residing at: River Rd. Johns Island, SC

Commission Expires: 02/08/2031

Tara R. Rice

