



2023-008102  
Klamath County, Oregon  
09/15/2023 03:34:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Capitol Industries Inc.

P.O. Box 1974

Klamath Falls, OR 97601

Grantor's Name and Address

Carmen Wallers and Tommy Moore

P.O. Box 164

Beaver, WA 98305

Grantee's Name and Address

After recording return to:

Carmen Wallers and Tommy Moore

Same as above

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

Same as above

File No. 605047AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Capitol Industries Inc. who acquired title as Capitol Industries, Inc., Trustee of the #24-QUI-NCY Trust, a Declaration of Trust dated February 23, 1993**

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

**Carmen Wallers and Tommy Moore, with right of survivorship[**

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:

**Lot 6 and the E1/2 of Lot 7 in Block 2 of RIVERSIDE ADDITION TO KENO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to: 2023-2024 Real Property Taxes, a lien not yet due and payable**

The true consideration for this conveyance is **\$245,000.00**

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 15 day of September, 2023 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.

Trustee of the #24-QUI-NCY Trust, a Declaration of Trust dated February 23, 1993

By: Capitol Industries Inc.

By: J M Breitbarth Vice Pres. and not Personally  
J M Breitbarth, Vice President

State of Oregon}ss.  
County of Klamath}

On this 15 day of August, 2023, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared J M Breitbarth known to me to be the Vice President of the Capitol Industries Inc. who acquired title as Capitol Industries, Inc., Trustee of the #24-QUI-NCY Trust, a Declaration of Trust dated February 23, 1993 Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/2023

