

Returned at Counter
Kat Maynard

THIS SPACE RESERVED FOR RECORDER'S USE

2023-009103

Klamath County, Oregon



00321202202300091030030036

10/23/2023 09:02:37 AM

Fee: \$92.00

Estate of James Lloyd Walker

Vicki Lynn Moore, Affiant

2860 Greensprings Dr

Klamath Falls, OR 97601

Grantor's Name and Address

Vicki Lynn Moore

2860 Greensprings Dr

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Vicki Lynn Moore

2860 Greensprings Dr

Klamath Falls, OR 97601

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

Vicki Lynn Moore

2860 Greensprings Dr

Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Vicki Lynn Moore** formerly known as **Vicki Lynn Walker**,
Affiant for the Estate of James Lloyd Walker,

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

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:

See Legal Description Exhibit "A" Attached

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$Probate Case No. 9802702CV**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

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 22 day of October, 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.

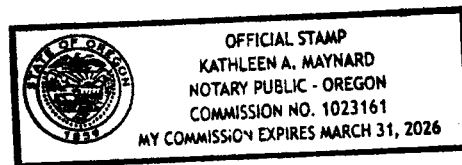
Estate of James Lloyd Walker

Vicki Lynn Moore
Vicki Lynn Moore, Affiant

State of Oregon} ss
County of Klamath}

On this 22 day of October, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Vicki Lynn Moore, as Affiant for the Estate of James Lloyd Walker 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.

Kathleen A. Maynard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



Legal Description
Exhibit "A"

All of Grantors undivided 50% Interest in and to the following described property:

A tract of land situate in Lot 1, Section 15, T.34S., R.7E., W.M., Klamath County Oregon and being more particularly described as follows:

Beginning at the Northwest corner of Section 15, T.34S., R. 7E., W.M. and running thence N.89°42'15"E. 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence S.50°43'50"E. 453.16 feet; thence S.76°17'30"E. 886.79 feet; thence S.34°25'40"E. 536.01 feet to the true point of beginning of this description; thence S.55°34'20"W. 400.0 feet to the point on the Northeasterly bank of the Williamson River; thence N.34°25'40"W. 110.0 feet; thence N.55°34'20"E. 400.0 feet; thence S.34°25'40"E. 110.0 feet to the true point of beginning of this description.

APN 3407-015BA-02800