



2023-010750
Klamath County, Oregon
12/15/2023 11:11:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Heather M. Ladner and Richard Ladner

PO Box 253

Merrill, OR 97633

Grantor's Name and Address

Heather M. Ladner and Gerald E. Moore and Lori L. Moore,
Trustees of the Moore Family Trust dated September 29, 2009

PO Box 253

Merrill, OR 97633

Grantee's Name and Address

After recording return to:

Heather M. Ladner and Richard Ladner

PO Box 253

Merrill, OR 97633

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

Heather M. Ladner and Richard Ladner

PO Box 253

Merrill, OR 97633

AMERITITLE has recorded this instrument by request
as an accommodation and has not examined it
for regularity and sufficiency or as to its effect upon the
title to any real property that may be described therein.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Heather M. Ladner and Gerald E. Moore and Lori L. Moore, Trustees or their successors in trust under
The Moore Family Trust dated September 29, 2009 and any amendments thereto**

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

Heather M. Ladner and Richard Ladner, 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:

See Attached Exhibit 'A'

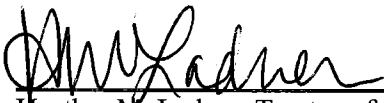
The true consideration for this conveyance is **to convey title**

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

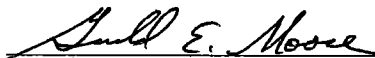
In construing this deed, where the context so requires, the singular includes the plural and all grammatical
changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 15th day of December, 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.



Heather M. Ladner, Trustee of the Moore Family Trust dated September 29, 2009



Gerald E. Moore, Trustee of the Moore Family Trust dated September 29, 2009



Lori L. Moore, Trustee of the Moore Family Trust dated September 29, 2009

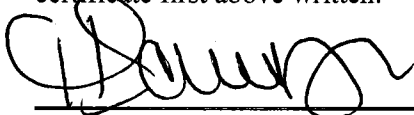
State of Oregon } ss
County of Klamath }

On this 15th day of December, 2023, before me,



a Notary Public in and for said state, personally appeared Heather M. Ladner, Gerald E. Moore and Lori L. Moore, Trustees of the Moore Family Trust dated September 29, 2009 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.



Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires:

11/21/25

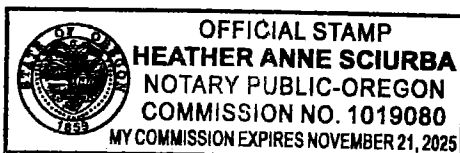


EXHIBIT 'A'

File No. 33135AM

A tract of land situated in Tract 18, Merrill Tracts Subdivision in the SW 1/4 SE 1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin located North 00° 25' West a distance of 125.00 feet and West a distance of 120.00 feet from the one-half inch iron pin marking the Southeast corner of Block 3, Hodges Addition to Merrill; thence West parallel with the South line of said Tract 18 Merrill Tracts, a distance of 120.00 feet to a one-half inch iron pin; thence North 00° 25' West a distance of 125.00 feet to a one-half inch iron pin on the Westerly extension of the South line of Third Street, Hodges Addition to Merrill; thence East along said line a distance of 120.00 feet to a one-half inch iron pin; thence South 00° 25' East a distance of 125.00 feet to the point of beginning.