



00325124202400012240010019

02/14/2024 01:55:00 PM

Fee: \$82.00

GRANTORS NAME AND ADDRESS

RYAN J. MORO  
LISA M. MORO  
1831 Kane Street  
Klamath Falls, Oregon 97603

GRANTEES NAME AND ADDRESS

RYAN MORO and LISA MORO,  
Trustees of the MORO FAMILY TRUST  
1831 Kane Street  
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEES  
1831 Kane Street  
Klamath Falls, Oregon 97603

Returned at Counter

WARRANTY DEED - STATUTORY FORM

**RYAN J. MORO and LISA M. MORO, Grantors, convey and warrant to RYAN MORO and LISA MORO, Trustees of the MORO FAMILY TRUST uad 2-14-24 Grantees, all of that certain real property described as follows:**

Lot 67 of Yalta Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

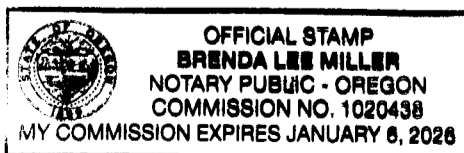
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

RYAN J. MORO, Grantor

LISA M. MORO, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 14<sup>th</sup> day of February, 2024, by RYAN J. MORO and LISA M. MORO, Grantors.



NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-6-26