

Returned at Counter



06/05/2024 03:00:58 PM Fee: \$82.00

After recording, return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Moore Klamath Properties, LLC 2990 Anchor Way Klamath Falls, OR 97601

Grantors:
Michael G. Moore and Rachael C. Moore
2990 Anchor Way
Klamath Falls, OR 97601
Grantee:
Moore Klamath Properties, LLC
2990 Anchor Way
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Michael G. Moore and Rachael C. Moore, as tenants by the entirety, Grantors, convey to Moore Klamath Properties, LLC, an Oregon limited liability company, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Commencing at the Southwesterly corner of Lot 2 in Block 15 of the Town of Linkville (now City of Klamath Falls, Oregon); thence Northwesterly along the line between Lots 2 and 3 of said Block 15, 105 feet; thence Northeasterly and parallel with Main Street, 45 feet; thence Southeasterly and parallel with Seventh Street, 105 feet to the Northerly line of Main Street; thence Southwesterly along the Northerly line of Main Street, 45 feet to the place of beginning, being a part of Lot 2 in Block 15 of the Town of Linkville (now City of Klamath Falls, Oregon), 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 transfer is \$0.00.

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.

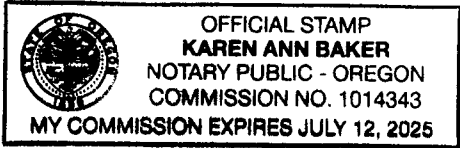
DATED this 5th day of June, 2024.

Michael G. Moore, Grantor

Rachael C. Moore, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 5th day of June, 2024, the above-named Michael G. Moore and Rachael C. Moore, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 7-12-25