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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:

The Westerly 75 feet of that parcel of land situated in Lots 33A and 36 of Enterprise Tracts, more particularly described as follows:

Starting at the Northwest corner of Section 3, Township 39 South, Range 9 E.W.M., and running thence South 00° 00' 30" East along the Westerly Boundary of said Section 3, 826.8 feet, more or less to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the center line of the Dalles-California Highway, also known as South Sixth Street, as the same is now located and constructed, thence South 55° 52 1/2' East along said parallel line being also the Northeasterly boundary of South Sixth Street, 1016.2 feet, more or less to an iron pin marking the true point of beginning of this description, said point also marking boundary between lands of First National Bank of Oregon and Alfred D. Collier, from which point the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South 34° 07 1/2' West 10.0 feet; running thence from said true beginning point South 55° 52 1/2' East along the Northeasterly boundary of South Sixth Street 150.0 feet to an iron pin marking the boundary between the lands of Alfred D. Collier and Frank P. Drew and the center line of the party wall between these lands covered by party wall agreement dated June 1, 1948 and filed January 25, 1949, in Klamath County, Deed Records, in Volume 228 page 196, from which said pin the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South 34° 07 1/2' West 10.0 feet; thence following center line of said party wall and its extension North 34° 07 1/2' East at right angles to South Sixth Street 175.0 feet to an iron pin set in the Southwesterly boundary of the County Road known as Pershing Way; thence North 55° 52 1/2' West along said boundary parallel to South Sixth Street 150.0 feet to an iron pin marking the boundary between lands of the First National

Bank of Oregon and Alfred D. Collier; thence South 34° 07 1/2' West at right angles to South Sixth Street along said boundary 175.0 feet to the true point of beginning.

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 5 day of June, 2024.

Michael G. Moore
Michael G. Moore, Grantor

Rachael C. Moore
Rachael C. Moore, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 5 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:

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

