

Return To:



**2024-007435**

**Klamath County, Oregon**

08/26/2024 02:00:02 PM

Fee: \$92.00

After Recording Return to:  
**Stefanie Moore and Christine Moore**  
**16060 Dick Rd.**  
**La Pine, OR 97739**

Until change, tax statement shall  
be sent to:

**Same as Above**

### **STATUTORY BARGAIN AND SALE DEED**

**Stefanie Moore, Claiming Successor of the Small Estate of John Lester Moore, deceased,**  
**filed in circuit court of Klamath County, Oregon, Case No. 23PB3656,**

hereinafter called grantor, does hereby grant, bargain, sell and convey unto

**Stefanie Moore and Christine Moore, each as to an undivided 50% interest,**

hereinafter called grantee, unto grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**\*See attached Exhibit "A"**

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

The true and actual consideration for this conveyance is \$0.00 (to perfect title re: Estate Case #23PB3656 for the Estate of John Lester Moore)

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

**THIS DOCUMENT FILED FOR RECORD BY  
DESCHUTES COUNTY TITLE COMPANY AS  
AN ACCOMMODATION ONLY, IT HAS NOT  
BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO ITS EFFECT UPON THE TITLE**

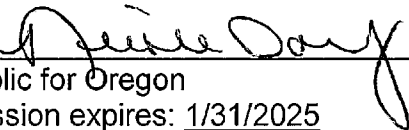
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

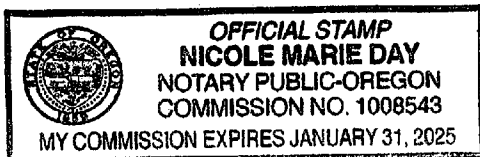
In Witness Whereof, the grantor has executed this instrument this 26 day of August, 2024

By:   
Stefanie Moore, Claiming Successor

STATE OF OREGON, County of Deschutes) ss.

On August 26<sup>th</sup>, 2024, personally appeared the above named Stefanie Moore, Claiming Successor of the Estate of John Lester Moore, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me   
Notary Public for Oregon  
My commission expires: 1/31/2025



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land being a portion of the SW1/4 NW1/4 SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence North along the West line of said Section 25 a distance of 396 0 feet to the true point of beginning, thence continuing North along said Section line 264 0 feet, thence East parallel with the South line of the said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25, a distance of 330 feet, more or less to the East line of the West half of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25, thence South along the said East line of the West half of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25, a distance of 264 0 feet, thence West parallel with the South line of said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25, 330 0 feet more or less to the true point of beginning in Klamath County, Oregon. Except the East 15 0 feet for road purposes

**EXCEPTING THEREFROM the following**

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence North along the West line of said Section 25 a distance of 527 23 feet to the true point of beginning, thence continuing North along said section line 131 21 feet, thence East parallel with the South line of the said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25, a distance of 334 57 feet more or less to the East line of the West half of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25, thence South along the said East line of the West half of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25, a distance of 131 22 feet, thence West parallel with the South line of said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25, 334 52 feet more or less to the true point of beginning in Klamath County, Oregon.

Tax Account No 2408-025C0-01900-000

Key No

148940