



2024-008142  
Klamath County, Oregon  
09/17/2024 01:03:07 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Lane Anthonette Moore

5167 Cambridge Ct.

Klamath Falls, OR 97603

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

Lane Anthonette Moore

5167 Cambridge Ct.

Klamath Falls, OR 97603

File No. 647454AM

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### STATUTORY WARRANTY DEED

**Karen L. King, Trustee of the Karen L. King Revocable Living Trust Dated August 28, 2023, and her successors in Trust,**

Grantor(s), hereby convey and warrant to

**Lane Anthonette Moore,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 9 of Regency Estates, Tract 1292, Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$477,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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: September 12th 2024

Karen L. King Revocable Living Trust dated August 28, 2023, and her successors in trust

By: *Karen L. King, trustee*  
Karen L. King, Trustee

State of Oregon } ss.  
County of Klamath }

On this 12th day of September, 2024, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Karen L. King known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Karen L. King Revocable Living Trust Dated August 28, 2023, an her successors in Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Marjorie Anne Stuart*

Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 5/18/2025

