

2025-000306

Klamath County, Oregon

GRANTOR
Tommy L. Moore

GRANTEE
Daniel B. Williams
5280 Topper Ave.
Klamath Falls, OR 97601



00337688202500003060020024

01/15/2025 10:26:28 AM

Fee: \$87.00

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Tommy L. Moore, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel G. Williams, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

* *Joanette Pitman*

The tract of land formerly included in the plat of West Klamath (but in the part thereof which has been vacated) described as follows on said plat as recorded in the office of the County Clerk of said County:

Lots 60, 61, 62, 63, 64, and 65, Block 40 and also that portion of Lot 73 of said Block 40 which lies Westerly of the easterly line of said Lot 60 extended Southerly containing 1 2/3 acres more or less. Less the Westerly 10 feet of Lot 73, Block 40 as conveyed by Holliday Land Company, a corporation to Klamath County, Oregon on page 142 of Volume 95 of Deeds, records of Klamath County, Oregon.

AND EXCEPT THEREFROM the following parcels:

1. Beginning at the southeast corner of Lot 69, Block 40 West, West Klamath Addition according to the duly recorded plat thereof, thence running in an Easterly direction 100 feet to the southeast corner of Lot 67; thence South 60 feet to the south line of Lot 73 thence Westerly along the south line of said Lot 73 said addition. 100 feet; thence north approximately 60 feet to the place of beginning, it being the intention to convey a tract 100 feet long by 60 feet wide lying immediately south of Lots 67 and 68 being a portion of Lot 73 Block 40 West Klamath Addition as heretofore described; and,

2. All that portion of Lot 73, Block 40 in West Klamath according to the duly recorded plat thereof, which lies westerly of the Easterly line of Lot 69 extended Southerly to the Southerly line of said Lot 73 as conveyed by Lewis L. Moore and Fern M. Moore, Husband and wife, to Weyerhaeuser Klamath Federal Credit Union at Book 323 on page 585, Record of Deeds of said County, and as corrected by Deed at Book ___ on page __, Deed Records of Klamath County, Oregon.

(The above legal description and exceptions were taken from Vol. M95, Page 9137 of Deed Records, Klamath County, Oregon.)

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

\$130,000.00

Returned at Counter

The true and actual consideration paid for this transfer, stated in terms of dollars is \$130,000.00.

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

In Witness Whereof, the undersigned grantors, have executed this instrument this 19th day of April, 2011.

Tommy L. Moore
Tommy L. Moore

STATE OF OREGON)
) ss:
County of Klamath)

This instrument was acknowledged before me on 4/19, 2011, by Tommy L. Moore.



[Signature]
Signature of Notarial officer
Title (and Rank)
My commission expires: 1-27-2014

In witness af, the undersigned grantors, have shown
this instrument this 14th day of January 2025.

Joanette E. Pitman
Joanette E. Pitman

State of Oregon

County of Klamath

X *April Clare Drury*

