Klamath County, Oregon

06/12/2025 01:14:01 PM

Fee: \$87.00

Grantors:

Coby Michael Moore Joshua Harold Moore 5806 Highbanks Road Springfield, OR 97478

Grantees:

Thomas M. Moore Susan V. Moore Trustees of the Moore Residential Trust 874 56th Place Springfield, OR 97478

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

Thomas M. Moore Susan V. Moore Trustees of the Moore Residential Trust 874 56th Place Springfield, OR 97478

After recording return to:

Thomas M. Moore Susan V. Moore Trustees of the Moore Residential Trust 874 56th Place Springfield, OR 97478

BARGAIN AND SALE DEED

Coby Michael Moore and Joshua Harold Moore, Grantors, convey to

Thomas M. Moore and Susan V. Moore, Trustees of the Moore Residential Trust, Grantees,

the following described real property free of encumbrances except as specifically set forth herein:

W ½ W ½ N ½ NW ¼ NE ¼, Section 4, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Except the following encumbrances:

Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$ None (change of vesting only).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

COBY MICHAEL MOORE and JOSHUA HAROLD MOORE.

OFFICIAL STAMP
AUREN ANDERSON
ARY PUBLIC-OREGON
MISSION NO. 1032423

The foregoing instrument was acknowledged before me on this

MY COMMISSION EXPIRES JANUARY 12, 2027

Notary Public for Oregon

My Commission expires of 12 12