

Returned at Counter
Mark Runnels

Joan Moseley
Grantor

Joan Moseley, Trustee
PO Box 836
Keno, OR 97627

Grantee
After recording return to:
Grantees

Until a change is
requested, all tax statements shall be sent to:
Joan Moseley, Trustee
PO Box 836, Keno, OR 97627

2025-006719

Klamath County, Oregon



00345462202500067190020027

08/01/2025 12:32:27 PM

Fee: \$92.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Joan Moseley, hereinafter called the grantor, for the consideration hereinafter stated, to grantors paid by Joan Moseley, Trustee of THE JOAN MOSELEY LIVING TRUST 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:

SEE EXHIBIT "A" Attached hereto and by this reference incorporated herein as if fully set forth.

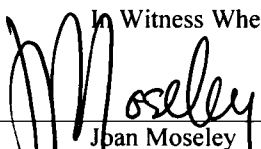
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' 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 parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

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 grantor, has executed this instrument this July 29, 2025.

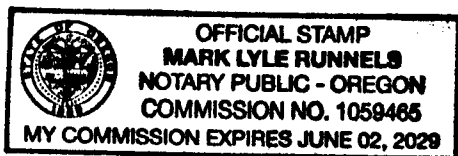

Joan Moseley

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Joan Moseley and acknowledged the foregoing instrument to be her voluntary act and deed.

This 29th day of July, 2025.

(S E A L)



Before me: 
Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The NW 1/4 SE 1/4; NE 1/4 SE 1/4 and the SE 1/4 SE 1/4 of
Section 18, Township 40 South, Range 8 East of the Willamette
Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO : E. J. SHIPSEY, ONE OF THE PRIOR GRANTORS HEREIN, RESERVES UNTO HIMSELF
HUNTING RIGHTS (WITH A PARTY OF SIX) ON THE REAL PROPERTY
LEGALLY DESCRIBED HEREIN AS LONG AS HE LIVES. THIS RIGHT IS FOR
DEER-HUNTING SEASON ONLY, and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1.) Subject to rules and regulations of Fire Patrol District. 2.) Rights of the
public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 3.) Contract
including the terms and provisions thereof recorded September 14, 1977 in Book M-77, page 17153, between Jacqueline F. Miller
aka Jacqueline Forman Starbuck as Vendor and Edward Shipsey and Theodore A. Thomas as Vendees, the interest of Edward J.
Shipsey was assigned by Bargain, and Sale Deed recorded October 21, 1983 in Book M-83, page 18231 to Benjamin C. Harris and
Barbara Harris and the interest of Theodore A. Thomas was assigned by Warranty Deed recorded August 29, 1989 in Book M-89,
page 16225, to Edward. J. Shipsey, which Contract the Grantees herein DO NOT agree to assume and pay and Grantors hold Grantees
harmless therefrom. 4.) Order, including the terms and provisions thereof, recorded August 15, 1989 in Book M-89. at
Page 15087. and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.