

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

2025-009817
Klamath County, Oregon
11/03/2025 10:01:01 AM
Fee: \$97.00

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

Rustic M Land Co.
10810 N Tatum Blvd. Ste 102-740
Phoenix, AZ 85028

1. Title(s) of the transaction(s) ORS 205.234(1)(a)

Warranty Deed

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)

Chinh Q. L. Vu

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)

Jeffrey W. Moore & Jan L. Moore

4. True and actual consideration: ORS 205.234(1)(e)

ORS 205.234(1) Amount in dollars or other
\$ 5,000
Other:

5. Send tax statements to: ORS 205.234(1)(e)

Rustic M Land Co.
10810 N Tatum Blvd. Ste 102-740
Phoenix, AZ 85028

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)
 FULL PARTIAL

7. The amount of the monetary obligation imposed

by the lien, order, or warrant: ORS 205.234(1)(f)
\$

8. Previously recorded document reference: 2025-003334

9. If this instrument is being re-recorded complete the following statement: ORS 205.244(2)

"Rerecorded at the request of _____
to correct _____
previously recorded in book _____ and page _____, or as fee number _____."

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Rustic M Land Co.
10810 N. Tatum Blvd. Ste 102-740
Phoenix, Arizona 85028

WARRANTY DEED

THE GRANTOR(S),

- Chinh Q.L. Vu , a single person, 9131 NE SANDY BLVD, PORTLAND, OR 97220,

for and in consideration of: 10 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Jeffrey W. Moore and Jan L. Moore, as joint tenants with right of survivorship, with a mailing address of 10810 N. Tatum Blvd. Ste 102-740 Phoenix, AZ 85028, the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 10, Block 22, Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
APN# 259115

R259115

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 11/1/2025

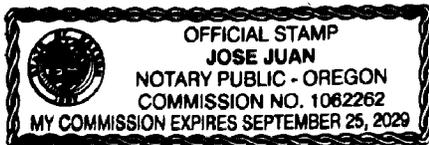
Chinh Q. L. Vu

Chinh Q. L. Vu
9131 NE SANDY BLVD, PORTLAND, OR
97220

STATE OF Oregon
COUNTY OF Multnomah, ss:

This instrument was acknowledged before me on this 1st day of Nov,
25 by Chinh Q.L. Vu , a single person.

Jose Juan
Notary Public
Signature of person taking
acknowledgment



Notary Public - Oregon
Title (and Rank)

My commission expires September 25, 2029