

Returned at Counter

2026-003320

Klamath County, Oregon



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04/15/2026 01:22:44 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Nicholas Gordon Moxley
PO Box 104
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

Nicholas Gordon Moxley and
Keely Moxley
PO Box 104
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Nicholas Gordon Moxley and
Keely Eve Moxley
PO Box 104
Bonanza, OR 97623

BARGAIN AND SALE DEED

Nicholas Gordon Moxley hereinafter referred to as grantor, conveys to **Nicholas Gordon Moxley and Keely Eve Moxley, as tenants by the entirety**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1 of Land Partition 40-23, situated in the SW1/4 and SE1/4 of Section 6 and the NE1/4, NW1/4 and SW1/4 of Section 7, Township 39 South, Range 11 East of the Willamette Meridian, recorded on October 24, 2024, in Instrument 2024-009293, records of Klamath County, Oregon.

Tax Account No.: 902785

SUBJECT TO that certain Deed of Trust dated April 17th, 2006, between Harold Hilliker and John Steven Zeigler and Cynthia Smart Zeigler (as "Grantor"), First American Title Insurance Company of Oregon, (as "Trustee"), and Jeff Garcelon as to an undivided 1/2 interest and Glenn Garcelon and Amy R. Garcelon as to an undivided 1/2 interest (as "Beneficiary"), which was recorded in the office of the County Clerk of Klamath County on the 18th day of May 2006, as Instrument No. M06-10052 of the Official Records of Klamath County, Oregon, which trust deed constitutes a first deed of trust upon the premises described hereinabove, and which encumbrance, by its terms, matures on May 21, 2036.

There is no true and actual consideration paid for this transfer, as it is for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13 day of March 2026.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[Redacted Signature]

Nicholas Gordon Moxley

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 13 day of March 2026, by Nicholas Gordon Moxley.

Cherice F. Treasure

NOTARY PUBLIC FOR OREGON

My Commission expires: 4-11-2028

