

05 MAR 10 PM 3:54

mtc-68289 KR



Vol M05 Page 16103

State of Oregon, County of Klamath
Recorded 03/10/2005 3:54 p m
Vol M05 Pg 16103-04
Linda Smith, County Clerk
THIS SPACE RESERV Fee \$ 26.00 # of Pgs 2

After recording return to:
Randall N. Moss
PO Box 1225
Tuolumne, CA 95379

Until a change is requested all
tax statements shall be sent to
The following address:

Randall N. Moss
PO Box 1225
Tuolumne, CA 95379

Escrow No. MT68289-KR

STATUTORY WARRANTY DEED

LGO Properties, LLC, Grantor(s) hereby convey and warrant to **Randall N. Moss**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

All that portion of Lots 1, 2, 7 and 8, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning on the West line of 10th Street at a point thereon distant 6.88 feet Southerly from the corner common to Lots 8 and 1 of said Block; thence Westerly to a point on the West line of Lot 7 of said Block distant 10 feet Northerly from the Southwesterly corner of said Lot 7, (said Westerly line of Lot 7 being a line parallel to 9th Street and distant 155.76 feet therefrom); thence Southerly along said last mentioned line 32.8 feet; thence Easterly to a point on the said West line of 10th Street distant 38.00 feet Southerly from the point of beginning; thence Northerly along the said West line of 10th Street 38.00 feet to the point of beginning.

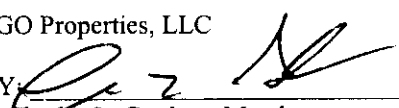
Tax Account No: 3809-029DC-15100-000 Key No: 369041

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$47,000.00**.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 8 day of MARCH, 2005.

LGO Properties, LLC
BY: 
Charles L. Gardner, Member



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

16104

STATE OF CALIFORNIA

COUNTY OF Santa Cruz

SS.

On March 8, 2005 before me, the undersigned, a Notary Public in and for said State personally appeared Charles E. Henderson

Name(s) of Signer(s)

☒ Personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her ~~their~~ authorized capacity(ies), and that by ~~his~~ her ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Michele C. Baker

Signature of Notary

Michele C. Baker

Name (Typed or Printed)

(Area above for official notarial seal)

Capacity Claimed by Signer

- ☐ Individual(s)
☐ Corporate Officer(s) - Title(s) _____

☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☒ Other: member of LLC

Signer is Representing: Name of person(s) or Entity(ies) _____

Description of Attached Document

(Although this information is optional, it could prevent fraudulent attachment of this certificate to another document.)

This certificate is for attachment to the document described below:

Title or type of document Statutory Warranty Deed

Number of pages 3

Date of document March 8 2005

Signer(s) other than named above _____

