

2007-003581

Klamath County, Oregon



00016339200700035810030031



After recording return to:  
Randy Moss  
P. O. Box 1225  
Tuolumne, CA 95379

Until a change is requested all tax statements  
shall be sent to the following address:  
Randy Moss  
P. O. Box 1225  
Tuolumne, CA 95379

File No.: 7021-992339 (DMC)  
Date: February 26, 2007

THIS SPACE

03/02/2007 11:42:00 AM

Fee: \$31.00

### STATUTORY WARRANTY DEED

**William J. Cagley**, Grantor, conveys and warrants to **Randy Moss**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 19, BLOCK 31, HOT SPRINGS 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.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$97,500.00**. (Here comply with requirements of ORS 93.030)

31-F

Statutory Warranty Deed  
- continued

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.

Dated this 27<sup>th</sup> day of FEB., 2007.

STATE OF \_\_\_\_\_ )  
 )ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **William J. Cagley**.

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**CALIFORNIA NOTARY ACKNOWLEDGEMENT**

APN No.: \_\_\_\_\_

STATE OF California )SS  
COUNTY OF Marin )

On Feb 27, 2007, before  
me, Susan A Candia notary public personally appeared  
William J. Cagley, 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.

*This area for official  
notarial seal*

Signature Susan A Candia

My Commission Expires: 7/27/10



Notary Name: Susan A Candia Notary Phone: 415 454 2312  
Notary Registration Number: 168 1697 County of Principal Place of Business: Marin