

THIS SPACE RES

2007-009047

Klamath County, Oregon



00022739200700090470010017

05/17/2007 03:15:01 PM

Fee: \$21.00



MT79100-KR

After recording return to:

Caleb J. Cluster

2245 Garden Avenue

Klamath Falls, OR 97601

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

Caleb J. Cluster

2245 Garden Avenue

Klamath Falls, OR 97601

Escrow No. MT79100-KR

Title No. 0079100

SWD

### STATUTORY WARRANTY DEED

**Randy Moss**, Grantor(s) hereby convey and warrant to **Caleb J. Cluster and Melodee Cluster, as tenants by the entirety**, 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:

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.

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 **\$141,500.00**.

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 AND 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 11<sup>th</sup> day of May, 2007.

Randy Moss  
Randy Moss

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 11, 2007 by Randy Moss.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

