



After recording return to:
Randall N. Moss
25970 Powell Ranch Road
Sonora, CA 95370

Until a change is requested all tax statements
shall be sent to the following address:
Randall N. Moss
25970 Powell Ranch Road
Sonora, CA 95370

File No.: 7021-1331045 (DMC)
Date: January 12, 2009

2009-000328

Klamath County, Oregon



01/12/2009 03:12:25 PM

Fee: \$26.00

THIS SPACE

STATUTORY WARRANTY DEED

Mark Daniel Nicholson and Sonya Elaine Nicholson, Grantor, conveys and warrants to **Randall N. Moss**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 17, BLOCK 15, FERGUSON MOUNTAIN PINES, 1ST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE KLAMATH CLERK, 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 **\$2,500.00**. (Here comply with requirements of ORS 93.030)

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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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 12 day of January, 2009.

Mark Daniel Nicholson
Mark Daniel Nicholson

Sonya Elaine Nicholson
Sonya Elaine Nicholson

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 12 day of January, 2009
by **Mark Daniel Nicholson and Sonya Elaine Nicholson.**

Adrien Fleeck

Dori Crain

Notary Public for Oregon

My commission expires: ~~November 7, 2009~~

12-3-10

