

NTC 86012-KR

THIS SPACE RE

2009-012278

Klamath County, Oregon



09/15/2009 11:27:21 AM

Fee: \$21.00

After recording return to:

Corey Mitchel Linde

617 N. 9th St.

Klamath Falls, OR 97601

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

Corey Mitchel Linde

Same as above

Escrow No. MT86012-KR

Title No. 0086012

SWD

STATUTORY WARRANTY DEED

Moss Rentals, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to Corey Mitchel Linde, 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:

LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 NW1/4 of Section 5, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of said Section 5, said point being North 00° 06' East a distance of 495.55 feet from the iron axle marking the West quarter corner of said Section 5 and said point being on the South line of that tract of land described in Deed Volume 464 at page 77, Deed Klamath County Deed Records; thence North 89° 55' East along the South line of said tract of land a distance of 523.76 feet to an iron pin; thence South 00° 10' East a distance of 65.60 feet to an iron pin (said point being the Northeast corner of that tract of land described as Parcel No. 1 of Deed Volume 350 at page 249, Deed Klamath County Deed Records); thence South 89° 17' West parallel with the centerline of Lewis Lane (and along the North line of said tract of land) to the West line of said Section 5; thence North 00° 06' East along the West line of said Section to the point of beginning.

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: **2009-2010 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$50,000.00.**

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. 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.

Dated this 9th day of September, 2009

Moss Rentals, LLC, an Oregon limited liability company

BY: Randy Moss
Randy Moss, Managing Member

State of Oregon
County of Klamath

This instrument was acknowledged before me on Sept. 9, 2009, by Randy Moss, Managing Member for Moss Rentals, LLC, an Oregon limited liability company.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2011

21amt