

UTC 86166-KR

2009-015106

THIS SPACE

Klamath County, Oregon



00075999200900151060020021

11/25/2009 02:19:02 PM

Fee: \$42.00

After recording return to:

Ralph N. McKim

229 Crater Lake Parkway

Klamath Falls, OR 97601

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

Ralph N. McKim

229 Crater Lake Parkway

Klamath Falls, OR 97601

Escrow No. MT86166-KR

Title No. 0086166

SWD

### STATUTORY WARRANTY DEED

Lester Moss and Randy Moss not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to ~~Ralph N. McKim and Vicki M. Johnson~~ <sup>\*\*</sup> ~~McKim~~, 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 6 and the Southerly 18.7 feet of Lot 5 in Block 2, FAIRVIEW 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.

\*\*in common

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 **\$174,900.00**.

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 24th day of November, 2009

Signed in Counterpart

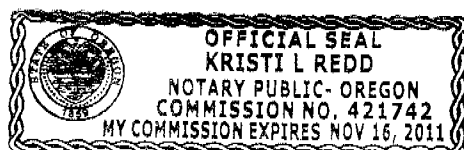
Lester Moss

Randy Moss  
Randy Moss

State of Oregon

County of Klamath

This instrument was acknowledged before me on Nov. 24, 2009 by Randy Moss.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

42amt



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Klamath Falls, OR 97601

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Dated this 23 day of November, 2009.

  
Lester Moss

SIGNED IN COUNTERPART

Randy Moss

STATE OF ~~CALIFORNIA~~ <sup>Missouri</sup>

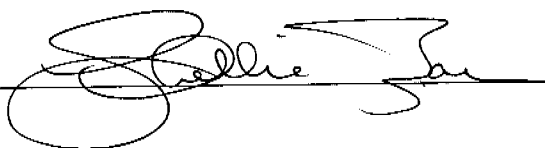
ss.

COUNTY OF Vernon

On November 23, 2009 before me, Shellie Baer personally appeared Lester Moss and ~~Randy Moss~~ 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 executed the same in authorized capacity(ies), and that by signatures(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.

Signature



**SHELLIE BAER**  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Vernon County  
Commission Expires: Sept. 14, 2010  
06939035