

MT 88061-DS



THIS SPACE

2010-009728

Klamath County, Oregon



00088807201000097280020022

08/16/2010 03:51:02 PM

Fee: \$42.00

After recording return to:

ROBERT D. NELSON

5515 Schiesel Ave.

Klamath Falls, OR 97603

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

ROBERT D. NELSON

5515 Schiesel Ave.

Klamath Falls, OR 97603

Escrow No. MT88061-DS

Title No. 0088061

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**JAMES W. MOSSETT III and L. ALICIA MOSSETT, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **ROBERT D. NELSON**, 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 21 of SCHIESEL TRACTS, 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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$100,000.00**.

42amt

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 10 day of August, 2010

James W. Mossett III  
JAMES W. MOSSETT III

By Lauren Alicia Mossett his atty in fact  
LAUREN ALICIA MOSSETT, HIS ATTORNEY IN FACT

L. Alicia Mossett  
L. ALICIA MOSSETT

State of Missouri  
County of ST CLAIR

This instrument was acknowledged before me on Aug 10, 2010 by LAUREN ALICIA MOSSETT, AS ATTORNEY IN FACT FOR JAMES W. MOSSETT III and L. ALICIA MOSSETT.

Nadine Greenwell  
(Notary Public)

My commission expires 12-20-2011

