

MT091230-JH

THIS SPACE R

2011-009817

Klamath County, Oregon



08/29/2011 11:47:18 AM

Fee: \$37.00

After recording return to:

ROBERT D. MOOERS

3414 WINTERBROOK LANE

CENTRAL POINT, OR 97502

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

ROBERT D. MOOERS

3414 WINTERBROOK LANE

CENTRAL POINT, OR 97502

Escrow No. MT91236-SH

Title No. 0091236

SWD1 r.041111

STATUTORY WARRANTY DEED

JM
JAMES J. MIELOSZYK WHO ACQUIRED TITLE AS
JIM J. MIELOSZYK AND KARYN M. MIELOSZYK, TRUSTEES OF THE MIELOSZYK FAMILY TRUST,

Grantor(s), hereby convey and warrant to

ROBERT D. MOOERS and PAMELA G. MOOERS, 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:

The Easterly 90 feet of Lot 5, Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$75,000.00**.

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:

2011-2012 Real Property Taxes a lien not yet due and payable.

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 29 day of August 2011.

THE MIELOSZYK FAMILY TRUST
JAMES J. MIELOSZYK, WHO ACQUIRED TITLE AS,

JH
BY: Jim J. Mieloszyk
JIM J. MIELOSZYK, TRUSTEE

BY: Karyn M. Mieloszyk
KARYN M. MIELOSZYK, TRUSTEE

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 29, 2011 by JAMES J. MIELOSZYK, WHO ACQUIRED TITLE AS, MIELOSZYK, TRUSTEES OF THE MIELOSZYK FAMILY TRUST.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

