

2011-012541

Klamath County, Oregon

After Recording, Please RETURN TO:  
Callie M. Mosier  
109 Louisa Street A  
Port Townsend, WA 98368  
APN: 328112  
Mail tax statements to above



00109890201100125410020025

11/08/2011 11:05:01 AM

Fee: \$42.00

### Statutory Warranty Deed

For and in consideration of \$10 and other valuable consideration paid, the undersigned, David L. Mosier Jr., hereinafter referred to as Grantor, hereby conveys all rights and warrants the title in the following described real estate to Callie M. Mosier hereinafter referred to as Grantee, legally described as:

***LEGAL DESCRIPTION: Lot 7 in Block 33, Fourth Addition to Nimrod River Park***

Situate in the County of **Klamath** in the state of **Oregon**.

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgment and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall become legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

This executory contract represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties. There are no unwritten oral agreements between the Parties.

#### JURISDICTION AND VENUE

If litigation is necessary to enforce this agreement, the jurisdiction shall be a court of proper jurisdiction in Jefferson County pursuant to the laws of Washington in force on the date of signing. The prevailing party shall be entitled to all legal costs, including but not limited to; court costs, attorney's fees, service fees, filing fees and all other costs associated with litigation.

Grantor Signature: \_\_\_\_\_

David L. Mosier Jr.

Date: \_\_\_\_\_

10/25/11  
October 25, 2011

**WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT** (RCW 42.44.100)

State of Washington

County of Jefferson } ss.

I certify that I know or have satisfactory evidence that

David L. Moier Jr.  
Name of Signer

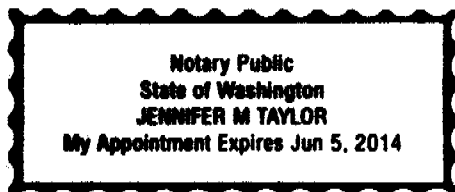
is the person who appeared before me, and said  
person acknowledged that he/she signed this  
instrument and acknowledged it to be his/her free  
and voluntary act for the uses and purposes  
mentioned in the instrument.

Dated: October 25 2011

Month/Day/Year

Jennifer M Taylor  
Signature of Notarizing Officer

Notary Public  
Title (Such as "Notary Public")



Place Notary Seal Above

My appointment expires

June 5 2014

Month/Day/Year of Appointment Expiration

**OPTIONAL**

*Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed

Document Date: 10/25/11 Number of Pages: 1

Signer(s) Other Than Named Above: n/a

Right Thumbprint  
of Signer

Top of thumb here