

WTC 92547

2012-000512
Klamath County, Oregon



01/20/2012 11:26:23 AM

Fee: \$47.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

Stephen A. Moser
2436 Morning Dove Ct
NW Salem, OR 97304

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Adrienne Weiss

185 Suncrest Rd
Talent, OR 97540

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Stephen A. Moser, an estate in fee simple

2436 Morning Dove Ct
NW Salem, OR 97304

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other

\$ 2,500.00

☐ Other

5) SEND TAX STATEMENTS TO:

Stephen A. Moser, an estate in fee
simple

2436 Morning Dove Ct
NW Salem, OR 97304

6) SATISFACTION of ORDER or WARRANT
ORS 204.125(1)(e)

CHECK ONE:
(If applicable)

☐ FULL
☐ PARTIAL

**7) The amount of the monetary
obligation imposed by the order or
warrant.** ORS 205.125 (1)(c)

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with
ORS 205.244: "RERECORDED AT THE REQUEST OF**

_____ TO CORRECT

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE

_____, OR AS FEE NUMBER

471and

RECORDING REQUESTED BY:

GRANTOR'S NAME:
Adrienne Weiss

GRANTEE'S NAME:
Stephen A. Moser, an estate in fee simple

SEND TAX STATEMENTS TO:
Stephen A. Moser, an estate in fee simple
2436 Morning Dove Ct
NW Salem, OR 97304

AFTER RECORDING RETURN TO:
Stephen A. Moser
2436 Morning Dove Ct
NW Salem, OR 97304

Escrow No: 470311017686-TTJA37

Lot 27Blk49 4th Addition Nimrod River Park

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Adrienne Weiss, Grantor, conveys and warrants to

Stephen A. Moser, an estate in fee simple, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon

Lot 27 In Block 49, Fourth Addition to Nimrod River Park, According to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

470311017686-TTJA37
Deed (Warranty-Statutory)

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$2,500.00. (See ORS 93.030)

DATED: 1/17/12

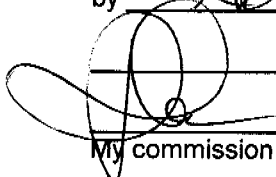

Adrienne Weiss

State of OREGON

COUNTY of Seaside

This instrument was acknowledged before me on 1/17/12, 20

by Adrienne Weiss

, Notary Public - State of Oregon
My commission expires: _____

