

NOT 92508-DS

2012-000587

Klamath County, Oregon



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01/23/2012 03:41:46 PM

Fee: \$47.00

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference – Escrow No. MT92508-DS  
Title Order No. 0092508

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: **Moss Rentals, LLC**

Address: **P. O. Box 377**

City, ST Zip: **Klamath Falls, OR 97601**

**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

**Document Title(s): Statutory Warranty Deed**

**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

Seller Name & Address: **JOHN HINTZE AND WANDA HINTZE, TRUSTEES OF THE HINTZE FAMILY TRUST, 370 Akolea Rd., Hilo, HI 96720**

**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

Buyer Name & Address: **MOSS RENTALS LLC, AN OREGON LIMITED LIABILITY COMPANY, P. O. Box 377, Klamath Falls, OR 97601**

**5.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: **MOSS RENTALS LLC, AN OREGON LIMITED LIABILITY COMPANY**

Address: **P. O. Box 377**

City, ST Zip: **Klamath Falls, OR 97601**

**6. TRUE AND ACTUAL CONSIDERATION –** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

**\$90,000.00**

47Amc



After recording return to:

MOSS RENTALS LLC

P. O. Box 377

Klamath Falls, OR 97601

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

MOSS RENTALS LLC

P. O. Box 377

Klamath Falls, OR 97601

Escrow No. MT92508-DS

Title No. 0092508

SWD r.042611

### STATUTORY WARRANTY DEED

**JOHN HINTZE AND WANDA HINTZE, TRUSTEES OF THE HINTZE FAMILY TRUST,**

Grantor(s), hereby convey and warrant to

**MOSS RENTALS LLC, AN OREGON LIMITED LIABILITY COMPANY,**

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 E1/2 of Lot 51 of and all of Lots 52 through 58, in Block 18, INDUSTRIAL 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.  
EXCEPTING THEREFROM Beginning at the Northeast corner of Lot 58, Block 18, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon being the corner of Stukel and Martin Streets; thence Westerly along Southerly line of Martin Street, 70 feet; thence Southerly at right angles to Martin Street, 37 feet; thence Easterly parallel with Martin Street 70 feet to the West line of Stukel Street; thence Northerly along Westerly line of Stukel Street, 37 feet to the place of beginning, being a portion of Lots 56, 57 and 58 in Block 18 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$90,000.00**.

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:

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 11 day of JAN, 12  
The Hintze Family Trust

X [Signature]  
JOHN HINTZE, Trustee

X [Signature]  
WANDA HINTZE, Trustee

State of Hawaii  
County of Hawaii

This instrument was acknowledged before me on Jan. 11, 2012 by JOHN HINTZE and WANDA HINTZE, TRUSTEES OF THE HINTZE FAMILY TRUST.

[Signature] JOYCE YOSHIMURA  
(Notary Public)

My commission expires 10/16/2015

NOTARY PUBLIC CERTIFICATION  
Joyce Yoshimura Third Judicial Circuit  
Doc. Description Statutory Warranty Deed

No. of Pages 2 Date of Doc 1/11/12  
[Signature] 1/11/12  
Notary Public Date