

WTC 93232-KR



THIS SPAC

2012-003034

Klamath County, Oregon



03/23/2012 11:10:18 AM

Fee: \$37.00

After recording return to:

James T. Nemmers

1680 Joeys Avenue

Atwater, CA 95301

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

James T. Nemmers

1680 Joeys Avenue

Atwater, CA 95301

Escrow No. MT93232-KR

Title No. 0093232

SWD1 r.020212

### STATUTORY WARRANTY DEED

**Moss Rentals LLC, an Oregon limited liability company,**

Grantor(s), hereby convey and warrant to

**James T. Nemmers,**

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 55 and the Northwesterly 5 feet of Lot 56 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.

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

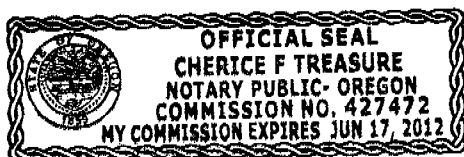
Dated this 21<sup>st</sup> day of March, 2012

Moss Rentals LLC, an Oregon limited liability company

BY: Randy Moss  
Randy Moss, Managing Member

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 21, 2012 by Randy Moss, Managing Member for Moss Rentals LLC, an Oregon limited liability company.



Cherice F. Treasure  
(Notary Public for Oregon)

My commission expires 6/17/2012

37AWJ