

WTC 94666-CT



THIS SPACE I

2012-010135
Klamath County, Oregon



00124202201200101350010012

09/13/2012 02:20:32 PM

Fee: \$37.00

After recording return to:

Robert Delaney
6015 Onyx Avenue
Klamath Falls, OR 97603

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

Robert Delaney
6015 Onyx Avenue
Klamath Falls, OR 97603

Escrow No. MT94666-CT
Title No. 0094666
SWD1 r.020212

STATUTORY WARRANTY DEED

Moss Rentals LLC,

Grantor(s), hereby convey and warrant to

Robert Delaney , an unmarried man,

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 15 feet of Lot 10 of GRACE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of the vacated Oxbow Street adjoining Lot 10 on the East as described in Deed Volume M71, page 2187, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$119,900.00.**

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:

2012-2013 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, 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 11 day of September, 2011.

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 September 11, 2012 by Randy Moss, Managing Member for Moss Rentals LLC, an Oregon limited liability company.

Cherice J. Treasure

(Notary Public for Oregon)



My commission expires 6/17/2016