



2012-012421

Klamath County, Oregon

11/07/2012 02:20:26 PM

Fee: \$37.00

After recording return to:

Brian C. Chapman2101 Gary StreetKlamath Falls, OR 97603

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

Brian C. Chapman2101 Gary StreetKlamath Falls, OR 97603Escrow No. MT94648-CTTitle No. 0094648**STATUTORY WARRANTY DEED****Moss Rentals LLC, an Oregon limited liability company,**

Grantor(s), hereby convey and warrant to

Brian C. Chapman,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 8, Block 6, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM that portion lying within Gary Street as widened pursuant to Order recorded June 25, 1965 in Volume 362, page 460, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$94,900.00**.

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:

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 5 day of November, 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 November 5, 2012, by Randy Moss, Managing Member for Moss Rentals, LLC, an Oregon limited liability company.Cherice J. Measure

(Notary Public for Oregon)

My commission expires 6/17/201637 AMT