



THIS SPACE RESERVED FOR RE

2014-009389
Klamath County, Oregon
09/09/2014 01:28:02 PM
Fee: \$47.00

After recording return to:

Waihun Yee

234 Ridgecrest Dr.

Klamath Falls, OR 97601

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

Waihun Yee

234 Ridgecrest Dr.

Klamath Falls, OR 97601

Escrow No. MT101323MS

Title No. 0101323

SWD r.020212

STATUTORY WARRANTY DEED

Robert D. Mooers and Pamela G. Mooers, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Waihun Yee,

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 90 feet of Lot 5, Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, 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 **\$93,500.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

4700

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 5th day of September, 2014.

Robert D. Mooers
Robert D. Mooers

Pamela G. Mooers
Pamela G. Mooers

State of Oregon
County of Jackson

On this 5th day of September, 2014, personally appeared Robert D. Mooers and Pamela G. Mooers, as attorney ~~in fact for Robert D. Mooers and Pamela G. Mooers and that executed the foregoing instrument by authority of and in behalf of said principal;~~ and acknowledged said instruments to be the act and deed of said principal.

HD

Before me:

Julie E Reeder
(Notary Public for Oregon)

My commission expires 4-1-2017

