

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2014-009574

Klamath County, Oregon



00158729201400095740010015

09/15/2014 11:44:06 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Wayne A. Kloss
6321 Juniper Way
Klamath Falls, OR 97603

Grantor's Name and Address*

Wayne A. and Kelly M. Kloss
6321 Juniper Way
Klamath Falls, OR 97603

Grantee's Name and Address*

After recording, return to (Name and Address):

Wayne A. and Kelly M. Kloss
6321 Juniper Way
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Wayne A. and Kelly M. Kloss
6321 Juniper Way
Klamath Falls, OR 97603

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPECIAL WARRANTY DEED - STATUTORY FORM

Wayne A. Kloss, Grantor,
conveys and specially warrants to Wayne A. Kloss and Kelly M. Kloss as husband and wife,
Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set
forth herein, situated in Klamath County, Oregon:

Lot 32, MOYINA, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free of all encumbrances created or suffered by the Grantor except (if none, so state):

The true consideration for this conveyance is \$ ~~192,000.00~~ ^{192,000.00} (Here, comply with the requirements of ORS 93.030.)

DATED September 15, 2014; any signature on behalf of a business or other entity is made with the
authority of that entity.

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 DETER-
MINE 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.

STATE OF OREGON, County of Klamath ss.

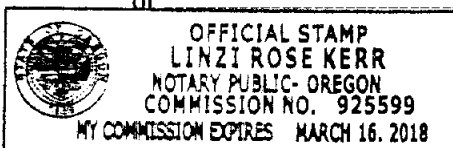
This instrument was acknowledged before me on September 15, 14
by Wayne A. Kloss

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon
My commission expires 3/16/18