



After recording return to:
Robert & Brandy Moss
6111 Reeder Rd
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Robert & Brandy Moss
6111 Reeder Rd
Klamath Falls, OR 97601

File No.: 7021-2392740 (MT)
Date: April 02, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Allena J. Roy, Grantor, conveys and specially warrants to **Robert Moss and Brandy Moss, husband and wife as tenants to the entirety**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$290,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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.

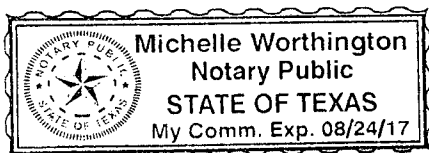
Dated this 2nd day of April, 2015.

Allena J. Roy
Allena J. Roy

STATE OF TX

County of PARKER) ss.

This instrument was acknowledged before me on this 2 day of April, 2015
by Allena J. Roy.



Michelle Worthington
Notary Public for TX
My commission expires: 8/24/2017

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the W1/2 of the SE1/4 of Section 17, Township 39 South Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a brass cap monument in Reeder Road marking the S1/4 corner of said Section 17; thence North 00° 07' 58" East along the West line of the SE1/4 of said Section 17; 310.00 feet; thence South 89° 52' 02" East 30.00 feet to a 5/8 inch iron pin; thence continuing South 89° 52' 02" East 1272.79 feet to a 5/8 inch iron pin; thence continuing South 89° 52' 02" East 30.00 feet to the east line of the West 1/2 of the SE1/4 of said Section 17; thence South 00° 07' 21" West along said East line 308.85 feet to the South line of said Section 17; thence North 89° 55' 04" West 1332.85 feet to the point of beginning, containing 9.25 acres more or less.

SUBJECT to an easement over the South 50 feet of the above described property.