



2015-010204
Klamath County, Oregon
09/15/2015 10:48:11 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Moss Rentals LLC

PO Box 377

Klamath Falls, OR 97601

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

Moss Rentals LLC

PO Box 377

Klamath Falls, OR 97601

File No. 61472AM

STATUTORY WARRANTY DEED

Randy Moss,

Grantor(s), hereby convey and warrant to

Moss Rentals LLC, an Oregon limited liability company

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:

A tract of land in the S1/2 S1/2 SE1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 30 feet North and 30 feet West of the SE corner of the SE1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the True Point of Beginning of this description; thence running Northerly along the State Highway 300 feet; thence running Westerly and parallel to the Section line between Sections 12 and 13, 378.67 feet, more or less, thence Southerly 318.45 feet to a point lying Easterly 477.33 feet more or less from the point of beginning; thence Easterly along said line 477.33 feet, more or less, to the true point of beginning.

The true and actual consideration for this conveyance is \$105,00.00.

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:

2015-2016 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 27 day of August, 2015

Randy Moss
Randy Moss

State of Oregon } ss
County of Klamath }

On this 27 day of August, 2015, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Randy Moss, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cherice F. Treasure

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 6/17/2016

