

**2016-009350**

Klamath County, Oregon

09/01/2016 11:15:00 AM

Fee: \$57.00

**STATUTORY WARRANTY DEED**

Peters Investments, LLC  
P.O. Box 1297  
Tuolumne, CA 95379-1297  
Grantor

Moss Rentals, LLC  
P.O. Box 377  
Klamath Falls, OR 97601  
Grantee

After recording return to and send all tax statements  
Grantee

KNOW ALL MEN BY THESE PRESENTS, that PETERS INVESTMENTS, LLC, a Nevada Limited Liability Company, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to MOSS RENTALS LLC, an Oregon Limited Liability Company, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 19 in Block 1 of BRYANT TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, TOGETHER WITH that portion of the vacated alley which inured thereto.

R-3909-003AA-02500-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$85,000.00.

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:

Trust Deed recorded October 17, 2013 in Volume 2013 at Page 0011756, Microfilm Records of Klamath County, Oregon in favor of Nationstar Mortgage, as Beneficiary. The above named Grantee DOES NOT agree to assume nor pay the above described encumbrance and the Grantor named herein agrees to hold Grantee harmless therefrom.

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,

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OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 26<sup>th</sup> day of AUGUST, 2016.

Peters Investments, LLC, a Nevada Limited Liability Company.

By: [Signature]  
David B. Peters, Member

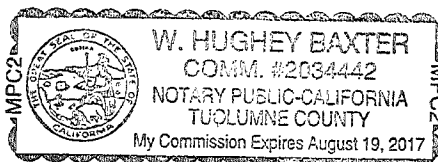
By: [Signature]  
Lynda A. Peters, Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA, )  
COUNTY OF TUOLUMNE ) ss.

Subscribed and sworn to (or affirmed) before me on AUGUST 26, 2016, by David B. Peters, doing business as Peters Investments, LLC, a Nevada Limited Liability Company, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

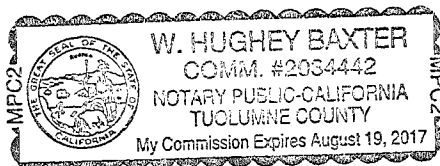
[Signature]  
NOTARY PUBLIC



STATE OF CALIFORNIA, )  
COUNTY OF Tuolumne ) ss.

Subscribed and sworn to (or affirmed) before me on AUGUST 26, 2016, by Lynda A. Peters, doing business as Peters Investments, LLC, a Nevada Limited Liability Company, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

[Signature]  
NOTARY PUBLIC

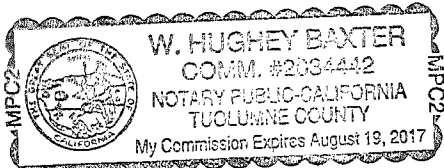


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Tuolumne

Subscribed and sworn to (or affirmed) before me on this 26th  
day of August, 2016, by David B. Peters and  
Lynda A. Peters,

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature W. Hughey Baxter

#### EXHIBIT "A"

This Trust Deed is an All Inclusive Trust Deed and is subordinate to the Trust Deed now of record dated October 17, 2013 and recorded on October 17, 2013 in Volume 2013, Page 011756, Microfilm records of Klamath County, Oregon in favor of Nationstar Mortgage, as Beneficiary which secures the payment of the debt herein mentioned.

David B. Peters and Lynda A. Peters, husband and wife, or the survivor thereof, Beneficiary herein agrees to pay, when due, all payments due upon said Promissory Note in favor of Nationstar Mortgage and will save the grantor herein, Moss Rentals, LLC, harmless therefrom.

Should the said beneficiary herein default in making any payments due upon said prior Note and Trust Deed, Grantor herein may make said delinquent payments or payment in full and any sums so paid by Grantor herein will be credited upon the sums next to become due upon the Note secured by this Trust Deed.