

Returned at Counter

2016-010776

Klamath County, Oregon



10/11/2016 02:37:25 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Daniel G. Mozingo, Trustee
5274 Massart Street
Klamath Falls, OR 97601

PLEASE ALSO SEND TAX STATEMENTS TO THE ADDRESS ABOVE

TRUSTEE'S DEED

This Trustee's Deed, executed this 7th day of October, 2016,

By Grantor, *Daniel G. Mozingo, Successor Trustee of the John E. and Lucia A. Mozingo Joint Revocable Living Trust dated September 25, 2006,*

To Grantee: *Daniel G. Mozingo*

WITNESSETH, that the said Grantor, pursuant to the terms of the *John E. Mozingo and Lucia A. Mozingo Joint Revocable Living Trust dated September 25, 2006*, which is hereby acknowledged, does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

See attached Exhibit "A" which is made a part hereof by this reference.

The true and actual consideration for this conveyance is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Dated: October 7, 2016.

(Signature of Witness)

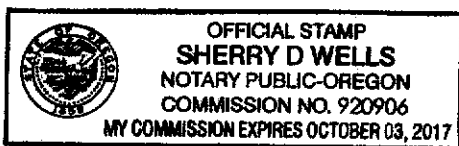
Daniel G. Mozingo, Successor Trustee of the
John E. and Lucia A. Mozingo Joint Revocable Living Trust

STATE OF OREGON

County of Klamath

} ss

On this 7th day of October, 2016, Daniel G. Mozingo, personally appeared and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public
My Commission Expires: 10-3-17

EXHIBIT A

DESCRIPTION

PARCEL 1:

Lot 1 in Block 1 of FAIRHAVEN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; and Also, beginning at a point on the East margin of the Klamath Falls-Keno State Highway as the same is now constructed across the $S\frac{1}{2}$ $SE\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point is also on the South boundary of said Section 12 and running thence, North $27^{\circ} 16'$ East along said East Margin of said State Highway a distance of 270 feet; thence South $62^{\circ} 44'$ East to the South boundary of said Section 12; thence West along said boundary to the point of beginning,

ALSO beginning at a point 30 feet South of the Northwest corner of the $NE\frac{1}{4}$ $NE\frac{1}{4}$ of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 126 feet; thence East 110 feet; thence North 126 feet; thence West 110 feet to the place of beginning.

PARCEL 2:

A portion of the $NE\frac{1}{4}$ $NE\frac{1}{4}$ of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said $NE\frac{1}{4}$ $NE\frac{1}{4}$ of Section 13; thence continuing South along the West line of the above described tract a distance of 30 feet; thence East 110 feet; thence North 30 feet; thence West 110 feet to the point of beginning.