



THIS SPACE RESERVED FOR R

2017-012086

Klamath County, Oregon

10/23/2017 02:02:05 PM

Fee: \$47.00

After recording return to:

William T. Barnes

2913 Summers Lane

Klamath Falls, OR 97603

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

William T. Barnes

2913 Summers Lane

Klamath Falls, OR 97603

File No. 191816AM

STATUTORY WARRANTY DEED

Moss Rentals LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

William T. Barnes,

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:

Beginning at a point 475 feet North of the Southeast corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as a point of beginning and running thence East 238 feet; thence North 75 feet; thence West 238 feet; thence South 75 feet to the point of beginning, Situate in the SW1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPTING any portion lying within Summers Lane.

The true and actual consideration for this conveyance is **\$131,500.00**.

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:

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 20 day of October, 2017.

Moss Rentals, LLC, an Oregon Limited Liability Company

By: *Randy Moss*
Randy Moss, Managing Member

State of Oregon } ss
County of Klamath }

On this 20 day of October, 2017, before me, *Twila Pellegrino* a Notary Public in and for said state, personally appeared Randy Moss, Managing Member of Moss Rentals LLC, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12-3-2018

