



THIS SPACE RESERVED FOR

2017-012336
Klamath County, Oregon
10/26/2017 12:00:45 PM
Fee: \$52.00

After recording return to:
Moss Rentals LLC, an Oregon Limited Liability
Company
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, an Oregon Limited Liability
Company
PO Box 377
Klamath Falls, OR 97601
File No. 175433AM

STATUTORY WARRANTY DEED

Margaret Anderson, Successor Trustee of the Jim and Sheila Scott Revocable Living Trust under agreement dated June 12, 2000 (Surviving Trustor's Trust),

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$60,000.00.

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:

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 23 day of October, 2017

Margaret Anderson, Successor Trustee of the Jim and Sheila Scott Revocable Living Trust

By: Margaret Anderson
Margaret Anderson, Successor Trustee

State of Oregon } ss
County of Klamath

On this 23 day of October, 2017, before me, Jenny K Tuck a
Notary Public in and for said state, personally appeared Margaret Anderson, Successor Trustee of the Jim and Sheila Scott Revocable Living Trust, 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.

Jenny K Tuck
Notary Public for the State of Oregon
Residing at Multnomah
Commission Expires: 7/28/20



EXHIBIT 'A'

File No. 175433AM

Parcel 1:

A piece or parcel of land situated in the S1/2 SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and being more particularly described as follows:

Beginning at the monument marking the Northeasterly corner of that Parcel of land conveyed on page 92 of Volume 263 of the Deed Records of Klamath County: thence South 8° 46' 10" East, along the Easterly boundary of said Parcel of land 210.4 feet to an existing iron pin at the Southeasterly corner of said Parcel of land; thence South 52° 21' 40" West along the Southerly boundary line of said Parcel of land 20.0 feet to a point; thence, North 37° 38' 20" West 96.4 feet to a point; thence, North 89° 44' West 228.0 feet to a point; thence, North 0° 16' East, 144.0 feet to the Northerly boundary of said Parcel of land; thence South 89° 44' East along said Northerly boundary line 270.0 feet, more or less, to the point of beginning.

Parcel 2:

A piece or parcel of land situated in the S1/2SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and being particularly described as follows:

Beginning at the monument marking the South quarter-section corner of Section 7, Township 38 South, Range 9 East of the Willamette Meridian; thence South 89° 42' East 372.25 feet; thence North 52° 19' East 293.9 feet; thence North 0° 49' East 25.5 feet to an existing iron pin marking the Southwesterly corner of that parcel of land conveyed on page 92 of Volume 263 of the Deed Records of Klamath County and the Northerly right-of-way line of a public road; thence North 52° 21' 40" East along the Southerly boundary of said parcel of land and the Northerly right-of-way line of said public road 588.4 feet to an iron pin on the Westerly boundary of a power line easement; thence North 0° 27' 55" East along the Westerly boundary of said power line easement 657.5 feet to an iron pin on the Northerly boundary of said Parcel of land and the Southerly right-of-way line of a public road; thence along the Southerly right-of-way line of said public road North 59° 54' 30" East 174.25 feet to an existing iron pin and South 89° 44' East 504.5 feet to an existing iron pin at the Northeasterly corner of said parcel of land conveyed on page 92 of Deed Volume 263 and the intersection of the Southerly and Westerly rights-of-way lines of two public roads; thence South 8° 46' 10" East along the Westerly right-of-way lines of said public road South 210.4 feet to an existing iron pin at the Southeasterly corner of said parcel of land and the intersection of the Westerly and Northerly rights-of-way lines of two public roads; thence South 52° 21' 40" West along the Northerly right-of-way line of a public road 874.9 feet, more or less, to the true point of beginning.

Excepting therefrom:

Beginning at the monument marking the Northeasterly corner of that Parcel of land conveyed on page 92 of Volume 263 of the Deed Records of Klamath County; thences South 8° 46' 10" East along the Easterly boundary of said Parcel of land 210.4 feet to an existing iron pin at the Southeasterly corner of said Parcel of land; thence South 52° 21' 40" West along the Southerly boundary line of said Parcel of land 20.0 feet to a point; thence, North 37° 38' 20" West 96.4 feet to a point; thence North 89° 44' West 228.0 feet to a point; thence North 0° 16' East 144.0 feet to the Northerly boundary of said Parcel of land; thence South 89° 44' East along said Northerly boundary line 270.0 feet, more or less, to the point of beginning.