

**2020-000624****Klamath County, Oregon**

01/16/2020 11:39:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daniel Blaine Lee2951 Foothills BoulevardKlamath Falls, OR 97601

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

Daniel Blaine Lee2951 Foothills BoulevardKlamath Falls, OR 97601File No. 342346AM

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**STATUTORY WARRANTY DEED****Randy Moss,**

Grantor(s), hereby convey and warrant to

**Daniel Blaine Lee,**

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:

**PARCEL 1:**

Beginning at a point on the South line of the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is South 89° 39' West, 314.1 feet from a steel axel marking the Southeast corner of the NW1/4 NW1/4 of said Section 34; thence South 89° 39' West, along the South line of said NW1/4 NW1/4, a distance of 100 feet; thence North 0° 19' West, along a line parallel to the East line of said NW1/4 NW1/4, a distance of 160 feet; thence North 89° 39' East, 100 feet; thence South 0° 19' East, 160 feet to the point of beginning; being a portion of the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Beverly Heights Road (County Road).

ALSO EXCEPTING THEREFROM a tract of land situated in the NW1/4 of the NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NW1/4 NW1/4; thence North along the East line of the NW1/4 NW1/4 20 feet, thence South 89° 39' West 314.1 feet to the true point of beginning, thence continuing South 89° 39' West 21 feet; thence North parallel to the East line of the NW1/4 NW1/4 14 feet; thence North 89° 39' East 21 feet; thence South 0° 19' East 14 feet to the true point of beginning.

**PARCEL 2:**

A tract of land situated in the NW1/4 of the NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the NW1/4 NW1/4; thence North along the East line of the NW1/4 NW1/4 20 feet, thence South 89° 39' W 314 feet to the true point of beginning, thence continuing South 49°19' West 21 feet; thence North parallel to the East line of the NW1/4 NW1/4 14 feet; thence North 89° 39' East 21 feet; thence South 0° 19' East 14 feet to the point of beginning.

The true and actual consideration for this conveyance is \$107,000.00.

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:

67!

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.

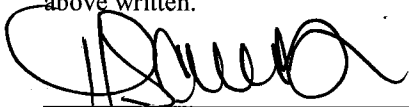
Dated this 16 day of Jan. 2020

  
Randy Moss

State of Oregon } ss  
County of Klamath }

On this 16 day of January, 2020, before me, Heather Sciorba 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.



Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/21/2021

