

**2020-014669**

**Klamath County, Oregon**

11/10/2020 02:04:02 PM

Fee: \$87.00

After recording return to:

Lee R. Wirth and Katie D. Wirth

7447 Golden Trail

Klamath Falls, OR 97603

Name, Address, Zip

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

Lee R. Wirth and Katie D. Wirth

7447 Golden Trail

Klamath Falls, OR 97603

Name, Address, Zip

File No. 411612AM

838219 16986

## WARRANTY DEED - STATUTORY FORM (INDIVIDUAL)

Allen Robert Moody and Catherine N. Moody, husband and wife

Grantor, conveys and warrants to

Lee R. Wirth and Katie D. Wirth, as Tenants by the Entirety

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 45 of Tract 1503, FIRST ADDITION TO SAGE MEADOWS PHASE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**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, 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.**

**Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and Easements of Record, if any.**

The true consideration for this conveyance is \$ \$265,000.00 (Here comply with the requirements of ORS 93.030\*).

Return To:  
**AmériTitle**

**Page 2 Warranty Deed – Statutory Form Acknowledgment**

Dated this 5<sup>th</sup> day of October 2020, If a corporate grantor, it has caused its name to be signed by order of its board of directors.

x Allen Robert Moody  
Allen Robert Moody

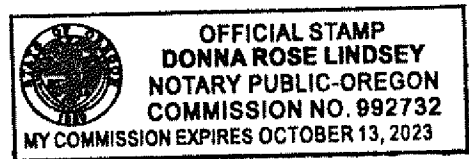
x Catherine N. Moody  
Catherine N. Moody

STATE OF OREGON,  
County of Klamath ss.

Personally appeared on October 5, 2020 the above named Allen Robert Moody a married man (fill in marital status) and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

✓ Donna Rose Lindsey  
Notary Public for Oregon  
My commission expires: ✓ 10/13/2023

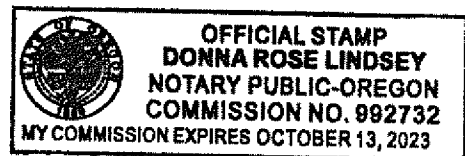


STATE OF OREGON,  
County of ss.

Personally appeared on October 5, 2020 the above named Catherine N. Moody a married woman (fill in marital status) and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

✓ Donna Rose Lindsey  
Notary Public for Oregon  
My commission expires: ✓ 10/13/2023



\* If the consideration consists of or includes other property or value, add the following:  
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration(indicate which)".