

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100  
Bend, OR 97702

**GRANTOR'S NAME:**

Michael D. Wright and Susan E. Olson

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0214598-YGW  
Randy Moss  
15315 SW Village Lane  
Beaverton, OR 97007

**SEND TAX STATEMENTS TO:**

Randy Moss  
15315 SW Village Lane  
Beaverton, OR 97007

APN: 269685  
Map: 3510-027A0-03000

**2021-006420**

Klamath County, Oregon

04/23/2021 12:06:00 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Michael D. Wright and Susan E. Olson**, Grantor, conveys and warrants to **Randy Moss**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 8, Block 36, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT THOUSAND SIX HUNDRED AND NO/100 DOLLARS (**\$8,600.00**). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/17/21

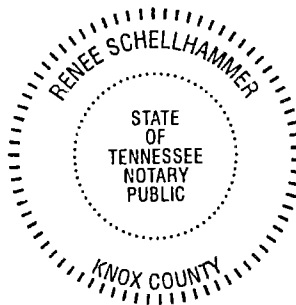
Michael D. Wright  
Michael D. Wright

Susan E. Olson  
Susan E. Olson

State of TN  
County of Blount

This instrument was acknowledged before me on 04/17/21 by Michael D. Wright and Susan E. Olson.

Renee Schellhammer  
Notary Public - State of TN  
Renee Schellhammer  
My Commission Expires: 6-6-23



**EXHIBIT "A"**  
Exceptions

**Subject to:**

**SPECIFIC ITEMS AND EXCEPTIONS:**

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber Fire Patrol

Restrictions as shown on the official plat of said Land.

Easements as shown on the official plat of said Land.

The provisions contained in Deed,  
Recorded: June 11, 1959,  
Volume: 313, page 275

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: June 9, 1972  
Volume: M72, page 1412