



<p><b>2021-018482</b>  <b>Klamath County, Oregon</b>  12/14/2021 11:01:01 AM  Fee: \$87.00</p>
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THIS SPACE RESERVED FOR

After recording return to:

Mikel Moss  
\_\_\_\_\_  
4749 Glenwood Dr.  
\_\_\_\_\_  
Klamath Falls, OR 97603  
\_\_\_\_\_

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

Mikel Moss  
\_\_\_\_\_  
4749 Glenwood Dr.  
\_\_\_\_\_  
Klamath Falls, OR 97603  
\_\_\_\_\_  
File No. 497097AM  
\_\_\_\_\_

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**STATUTORY WARRANTY DEED**

**Hager Acres, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Mikel Moss, single man,**

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:

**The central 40 feet of Lots 532 and 533, Block 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning on the East line of Mitchell Street 40 feet South of the Northwest corner of Lot 533, in Block 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South along the East line of Mitchell Street 40 feet; thence East at right angles to Mitchell Street 100 feet; thence North parallel with Mitchell Street 40 feet; thence West at right angles to Mitchell Street 100 feet to the place of beginning.**


The true and actual consideration for this conveyance is \$171,000.00.

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 13 day of December, 2021.

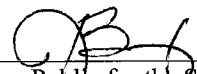
Hager Acres, LLC

By:   
Carol Pitzer, Successor Trustee of  
The Pitzer Family Trust, Member

State of Oregon } ss  
County of Klamath }

On this 13 day of December, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Carol J. Pitzer known or identified to me to be the Managing Member in the Limited Liability Company known as Hager Acres, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 County  
Commission Expires: 10/23/2022

