



2022-001358

Klamath County, Oregon

02/02/2022 09:30:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR R

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. 506341AM

STATUTORY WARRANTY DEED

**Lester Nolan Moss, as Trustee of the Lester Nolan Moss and Frances Kay Moss Revocable Trust dated
January 23, 1997- Survivor'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:

**Lot 4 in Block 307 of DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$80,000.00.

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 18 day of Jan, 2022

Lester Nolan Moss, as Trustee of the Lester Nolan Moss and Frances Kay Moss Revocable Trust dated January 23

By: Lester Nolan Moss trustee
Lester Nolan Moss, Trustee

State of Missouri } ss.
County of Vernon }

On this 23 day of January, 2022, before me, Veronica Szafranski a Notary Public in and for said state, personally appeared Lester Nolan Moss known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Lester Nolan Moss and Frances Kay Moss Revocable Trust dated January 23, 1997, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Veronica Szafranski
Notary Public for the State of Missouri

Residing at: _____

Commission Expires: 3/20/2025

