



THIS SPACE RESERVED FOR

2022-004255  
Klamath County, Oregon  
04/01/2022 02:40:01 PM  
Fee: \$92.00

After recording return to:

Noreen E. Wheeler, Trustee of the Noreen E. Wheeler  
2019 Trust

3401 Conant Ave

Modesto, CA 95356

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

Noreen E. Wheeler, Trustee of the Noreen E. Wheeler  
2019 Trust

3401 Conant Ave

Modesto, CA 95356

File No. 529390AM

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### STATUTORY WARRANTY DEED

**Jeff Sargo and Randall N. Moss, as Tenants in Common,**

Grantor(s), hereby convey and warrant to

**Noreen E. Wheeler, Trustee of the Noreen E. Wheeler 2019 Trust,**

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:

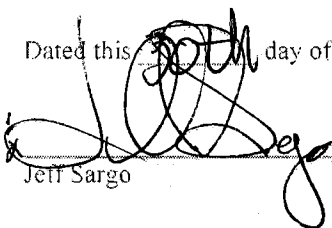
**Lots 35 thru 39 inclusive, Block 22 of INDUSTRIAL ADDITION, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$200,000.00.

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.

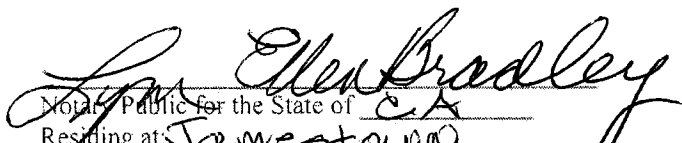
Dated this 30th day of March, 2022

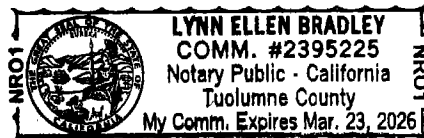
  
Jeff Sargo

State of CA } ss  
County of Tuolumne }

On this 30th day of March, 2022, before me, Lynn Ellen Bradley Notary Public in and for said state, personally appeared Jeff Sargo, 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 CA  
Residing at: Jamestown  
Commission Expires: 03-23-2026



Dated this 30th day of March, 2022

Randy Moss  
Randall N. Moss

State of Oregon } ss  
County of Klamath }

On this 30th day of March, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Randall N. 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 7/29/25

