



2022-011040  
Klamath County, Oregon  
09/12/2022 01:54:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Larry Carlin  
15759 Camino De Oro  
La Pine, OR 97739

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

Larry Carlin  
15759 Camino De Oro  
La Pine, OR 97739

File No. 560434AM

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### STATUTORY WARRANTY DEED

**Byron Mosier and Dayna Mosier, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Larry Carlin,**

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:

**A parcel of land lying in Government Lot 1 of Section 3, Township 39 South, Range 11, E.W.M., more  
particularly described as follows:**

**Beginning at the Southwest corner of Government Lot 1, said Section 3; thence North 455.3 feet; thence  
South 62° 00' East along an existing fence, 544.3 feet to the West boundary of the Bly Mountain Cut-off  
Road; thence Southwesterly along said road boundary 207.0 feet, more or less, to the South boundary of  
said Lot 1 of said Section 3; thence West along said boundary to the point of beginning.**

The true and actual consideration for this conveyance is \$150,000.00.

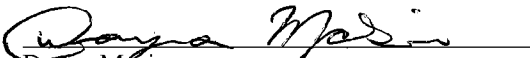
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

*2022-2023 Real Property Taxes, a lien not yet due and payable*

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 9th day of Sept, 2022

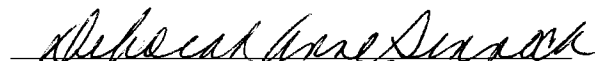
  
Byron Mosier

  
Dayna Mosier

State of OR } ss  
County of KLAMATH

On this 9th day of Sept, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Byron Mosier and Dayna Mosier, 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 OR  
Residing at: Klamath Co.  
Commission Expires: 7-29-25

