

THIS SPACE RESERVED FOR REC

2022-012015

Klamath County, Oregon



00307116202200120150030032

10/06/2022 01:04:05 PM

Fee: \$92.00

Randall N. Moss

8555 W. Langell Valley Road

Bonanza, Or. 97623

Grantor's Name and Address

Moss Rentals LLC, an Oregon Limited Liability Company

8555 W. Langell Valley Road

Bonanza, Or. 97623

Grantee's Name and Address

After recording return to:

Moss Rentals LLC, an Oregon Limited Liability Company

8555 W. Langell Valley Road

Bonanza, Or. 97623

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

Moss Rentals LLC, an Oregon Limited Liability Company

8555 W. Langell Valley Road

Bonanza, Or. 97623

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Randall N. Moss,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **Moss Rentals LLC, an Oregon Limited Liability Company,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the
County of **Klamath**, State of Oregon, described as follows, to wit:

See Legal Description Exhibit "A" Attached

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall
be made so that this deed shall apply equally to corporations and to individuals.


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.

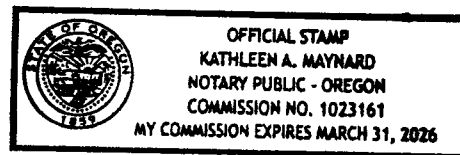
In Witness Whereof, the grantor has executed this instrument this 6 day of October, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Randall N. Moss

State of Oregon} ss
County of Klamath}

On this 6th day of October, 2022, before me, Kathleen A. Maynard 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



Legal Description
Exhibit "A"

Parcel 1

The North 16 2/3 feet of the West 70 feet of Lot 7 and the south 16 2/3 feet of the West 70 feet of Lot 8, Block 55, LAKEVIEW 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.

APN 3809-029BA-01500

Parcel 2

All of Lot "H" in Block 69 of NICHOLS ADDITION to The City of Klamath Falls, and a 10 foot strip of the Southwesterly side of Lot "A" in said Block 69, said ten foot strip adjoining Lot "H", according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

APN 3809-029DC-03900

Parcel 3

A parcel of land being a portion of Lot 1 in Block 62, NICHOLS 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, being more particularly described as follows:

Beginning at the most Easterly corner of Lot 1, Block 62, NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Northwesterly along the Westerly line of Tenth Street 79 1/2 feet; thence Southwesterly at right angles to Tenth Street 50 feet; thence Southeasterly and parallel with Tenth Street 79 1/2 feet to the Northerly line of Lincoln Street (formerly Washington Street); thence Northeasterly along the Northerly line of Lincoln Street 50 feet to the place of beginning, being a rectangular piece of ground 50 by 79 1/2 feet with 50 feet frontage on Lincoln Street and 79 1/2 feet frontage on Tenth Street.

APN 3809-029DC-11600

Parcel 4

Lot 1, Block 58, HOT SPRINGS SECOND 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.

EXCEPTING THEREFROM the Southwesterly 50 feet, in the County of Klamath, State of Oregon.

APN 3809-028CC-06500-000