

**Prepared By:**

Lauren Leljedal, Esq.  
200 Fleet Street, Ste. 6100  
Pittsburgh, PA 15220  
OR Bar ID: 221965

**Until a Change is Requested,**

**Mail Tax Statements To:**

Cynthia Moscaritolo  
175 Wightman Street  
Ashman, OR 97520

**Return To:**

**Order Number:**

523779

**STATUTORY SPECIAL WARRANTY DEED**

**RABBIT ROCK PROPERTIES LLC**, an Oregon Limited Liability Company, Grantor, convey and specially warrant to **CYNTHIA MOSCARITOLO**, unmarried, Grantee, the following described real property free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

THE SOUTHEASTERLY 60 FEET OF THE NORTHEASTERLY 36 FEET OF LOT 8 AND  
THE SOUTHEASTERLY 60 FEET OF LOTS 9 AND 10 IN BLOCK 16 OF FIRST 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.

Commonly known as: 908 North 9th Street, Klamath Falls, OR 97601

Parcel ID: 3809-029CD-04600

The property is free from encumbrances, EXCEPT:

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

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.

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Dated this 6<sup>th</sup> of May, 20 23.

RABBIT ROCK PROPERTIES LLC

Cynthia Moscaritolo  
By: CYNTHIA MOSCARITOLO  
Its: Member

State of Oregon )  
County of Jackson ) ss.

Personally appeared the above-named **CYNTHIA MOSCARITOLO**, as Member of **RABBIT ROCK PROPERTIES LLC**, and acknowledged the foregoing instrument to be their voluntary act and deed, this 6<sup>th</sup> day of May, 20 23. Before me:

[Signature]  
Notary Public – State of Oregon

