Klamath County, Oregon

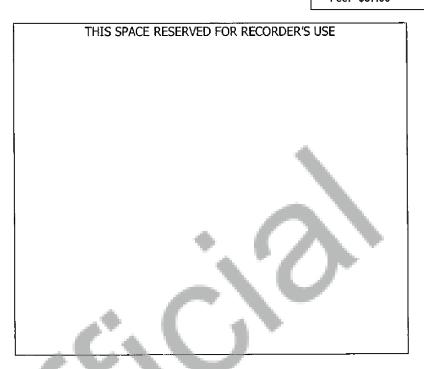
02/02/2024 08:56:01 AM Fee: \$87.00



After recording return to: Terrance Alexander Long 352 Cactus Sands Avenue Las Vegas, NV 89031

Until a change is requested all tax statements shall be sent to the following address: Terrance Alexander Long 352 Cactus Sands Avenue Las Vegas, NV 89031

File No.: 7161-4131844 (kw) Date: January 22, 2024



STATUTORY WARRANTY DEED

Heidi Moss-Thompson fka Heidi R. Espinosa, Trustee, or her successors in trust, under the Heidi R. Espinosa Living Trust dated April 21, 2014, Grantor, conveys and warrants to Terrance Alexander Long, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 8, Block 78, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4 in the County of Klamath, State of Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$8,500.00. (Here comply with requirements of ORS 93.030)

File No.: 7161-4131844 (kw)

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	day of	Fer	\mathcal{I}	10	L, 20	124
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Heidi Moss-Thompson fka Heidi R. Espinosa, Trustee, or her successors in trust, under the Heidi R. Espinosa Living Trust dated April 21, 2014

Heidi Moss-Thompson fka Heidi R. Espinosa,

Trustee

STATE OF Oregon)ss. County of Jackson

This instrument was acknowledged before me on this day of * by Heidi Moss-Thompson fkaThe Heidi R. Espinosa Living Trust dated April_21,

OFFICIAL STAMP KRISTIN LOUISE WHISMAN NOTARY PUBLIC - OREGON COMMISSION NO. 1044137 MY COMMISSION EXPIRES JANUARY 07, 2028 Notary Public for Oregon My commission expires:

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