



2024-007631  
Klamath County, Oregon  
08/30/2024 01:55:02 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rosemary J. Niukkanen

336 Martin St.

Klamath Falls, OR 97601

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

Rosemary J. Niukkanen

336 Martin St.

Klamath Falls, OR 97601

File No. 644637AM

### STATUTORY WARRANTY DEED

**Randall N. Moss and Lexie R. Bodenmuller, who acquired title as Lexie R. Moss, with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Rosemary J. Niukkanen,**

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:

**The Southeasterly 20 feet of Lot 46 and all of Lot 47 in Block 18 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, 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 \$129,000.00.**

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:

Real property taxes due, if any, but not yet 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.

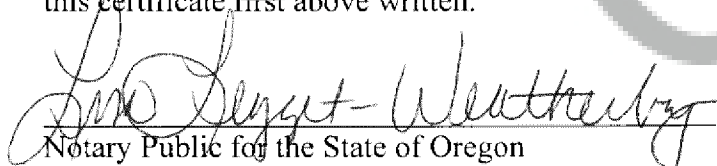
Dated: August 29, 2024

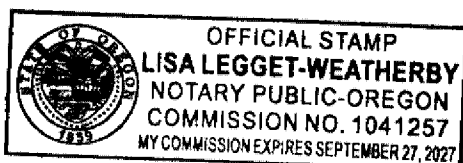
  
Randall N. Moss

State of Oregon } ss  
County of Klamath }

On this 29 day of August, 2024, before me, Lisa Legget Weatherby 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: 9/27/2027



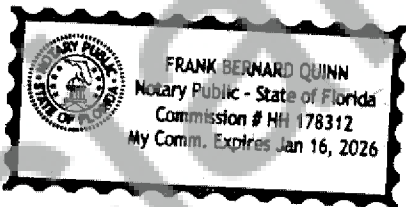
Dated: August 29, 2024

Lexie R Bodenmuller  
Lexie R. Bodenmuller

~~State of Oregon } ss~~  
~~County of Klamath } ss~~  
~~SARASOTA~~

On this 29<sup>th</sup> day of August, 2024, before me, FRANK BERNARD QUINN a Notary Public in and for said state, personally appeared Lexie R. Bodenmuller, 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.

Frank Bernard Quinn  
Notary Public for the State of ~~Oregon~~ FLORIDA  
Residing at: ~~Klamath County~~ SARASOTA COUNTY  
Commission Expires: 1/16/2026



Unofficial Copy