



2024-008757
Klamath County, Oregon
10/08/2024 08:59:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Dean Moser and Tracie Louise Moser

PO Box 1827

Klamath Falls, OR 97601

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

Michael Dean Moser and Tracie Louise Moser

PO Box 1827

Klamath Falls, OR 97601

File No. 652152AM

STATUTORY WARRANTY DEED

Fred F. Garland III and Susan M. Garland, Trustees, or their Successors in Trust under the Garland Family Trust dated July 21, 2008, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Michael Dean Moser and Tracie Louise Moser, as Tenants by the Entirety,

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:

PARCEL 1

Lots 1-12, Block 20, Klamath Heights Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2

All of Block 21, Klamath Heights Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$4,500.00.

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 this 4th day of Oct., 2024.

Garland Family Trust dated July 21, 2008

Fred F. Garland III, Trustee
Fred F. Garland III, Trustee

Susan M. Garland, Trustee
Susan M. Garland, Trustee

State of Oregon} ss.
County of Klamath}

On this 4 day of October, 2024, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Fred F. Garland III and Susan M. Garland known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Garland Family Trust dated July 21, 2008, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynda Marie West
Notary Public for the State of Oregon»
Residing at: Klamath Falls
Commission Expires: 1-28-25

