



After recording return to:
Mozingo's Tree Service, LLC
Po box 566
Keno, OR 97627

Until a change is requested all tax
statements shall be sent to the
following address:
Mozingo's Tree Service, LLC
Po box 566
Keno, OR 97627

File No.: 7161-4212032 (SA)
Date: October 11, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sigismond Kabai and Ecaterina Kabai, as tenants by the entirety, Grantor, conveys and warrants to Mozingo's Tree Service, LLC, an Oregon Limited Liability Company, 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:

Parcels 1 and 2 of MINOR PARTITION NO. 28-91, situated in the SE 1/4 SE 1/4 of Section 12, Township 39 South, Range 3 East of the Willamette Meridian, Klamath County, Oregon.

Excepting that portion conveyed to the State of Oregon, by and through its Department of Transportation recorded April 12, 2004 in Book M-04 at Page 20940.

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 **\$32,500.00**. (Here comply with requirements of ORS 93.030)

APN: 5390

Statutory Warranty Deed
- continued

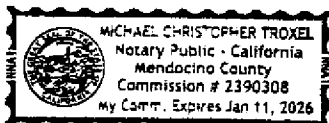
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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 29th day of OCTOBER, 2024.
Sigismund Kabai
Sigismund Kabai
Ecaterina Kabai
Ecaterina Kabai

STATE OF ^{MT}~~Oregon~~ CALIFORNIA)
County of ^{MT}~~Klamath~~ MENDOCINO)ss.

This instrument was acknowledged before me on this 29th day of OCTOBER, 2024 by **Sigismund Kabai and Ecaterina Kabai**.



MCB
MICHAEL CHRISTOPHER TROXEL
Notary Public for ^{MT}~~Oregon~~ CALIFORNIA
My commission expires: 1/11/2026