

Return To:



2024-010780

Klamath County, Oregon

12/13/2024 08:44:02 AM

Fee: \$87.00

After Recording Return to:

Tyler Moss

51555 Walker Street

La Pine, OR 97739

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

File No. DE23170 / 660590AM

STATUTORY WARRANTY DEED

Rachel O' Ryan, Trustee to the Rachel O' Ryan Trust dated August 4, 1998, ,

herein called grantor, convey(s) and warrant(s) to

Tyler Moss,

herein called grantee. all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 15 in Block 5 of PLAT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Account 699051, Map and Taxlot 2309-002A0-02200)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$155,000.00**.

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, AND 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.

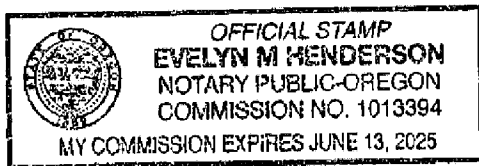
Dated: 12-11-2024

Rachel O' Ryan, Trustee to the Rachel O' Ryan Trust dated August 4, 1998

Rachel O' Ryan
By Rachel O'Ryan, Trustee

STATE OF OREGON, County of Deschutes) ss.

On December 11, 2024, personally appeared the above named **Rachel O' Ryan, Trustee to the Rachel O' Ryan Trust dated August 4, 1998** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: *Evelyn M Henderson*

Notary Public for Oregon

My commission expires: 6-13-2025