



2025-000397
Klamath County, Oregon
01/21/2025 08:37:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Randall Moss

PO Box 377

Klamath Falls, OR 97601

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

Randall Moss

PO Box 377

Klamath Falls, OR 97601

File No. 660831AM

STATUTORY WARRANTY DEED

Rita A. Arnett, as Affiant of the Estate of Sharon K. Gretchen, who acquired title as Sharon Gretchen, deceased, Klamath County, Oregon Small Estate Case #24PB09238, and Rita A. Arnett and Lola D. Skiles, individually,

Grantor(s), hereby convey and warrant to

Randall Moss,

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

Lot 4 in Block 34 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting Therefrom that portion deeded to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded February 27, 2013, Instrument 2013-002169, Klamath County, Oregon deed records.

Parcel 2

Lot 5 in Block 34 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting Therefrom that portion deeded to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded May 13, 2013, Instrument 2013-005236, Klamath County, Oregon deed records.

The true and actual consideration for this conveyance is \$110,000.00.

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:

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: January 16, 2025

The Estate of Sharon K. Gretchen

By: Rita A. Arnett
Rita A. Arnett, Affiant

Rita A. Arnett
Rita A. Arnett, individually

Lola D. Skiles
Lola D. Skiles, individually

State of _____ } ss
County of _____ }

On this ____ day of January, 2025, before me, _____, a Notary Public in and for said state, personally appeared Rita A. Arnett, individually and as affiant of the Estate of Sharon K. Gretchen, and Lola D. Skiles, individually, 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.

See attached certificate

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

State of California

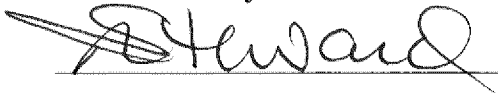
County of Stanislaus

} SS

On 16 January 2025, before me, A Steward, Notary Public, personally appeared Rita A. Arnett and Lola D. Skiles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

TITLE/DESCRIPTION OF THE ATTACHED DOCUMENT

Number of pages _____ Document Date _____

Name of Signer _____

CAPACITY CLAIMED BY SIGNER

- ☐ Individual(s)
☐ Corporate Officer, Title _____
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee
☐ Other _____

Signer is representing _____

Recorded on Page _____ Entry _____

Notary Name: A Steward

Notary Commission: 2490450

County: Stanislaus

Commission Expires: June 14, 2028

Contact Information:

A1Notary@charter.net

Alicia (209) 996-0631