AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

2025-009315
Klamath County, Oregon
10/17/2025 01:22:02 PM
Fee: $92.00

After recording return to:
Lee D. Johnson
28205 Drews Rd.
Sprague River, OR 97639

Until a change is requested all tax statements shall be
sent to the following address:
Lee D. Johnson
28205 Drews Rd.
Sprague River, OR 97639
File No. 1027307

STATUTORY WARRANTY DEED

Moss Rentals LLC, an Oregon Limited Liability Company , Grantor(s), hereby convey and warrant to

Lee D. Johnson ,

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:

Lot 31, Block 48 of FOURTH ADDITION TO NIMROD RIVER PARK, 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 $249,000.00.
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:

Unofficial Copy

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: 10-17-2025

Moss Rentals LLC

By _____
Randy Moss, Managing Member

State of Oregon } ss
County of Klamath}

On this 17 day of October, 2025, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Randy Moss known or identified to me to be the Managing Member in the Limited Liability Company known as Moss Rentals LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

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 Falls
Commission Expires: 9/27/2027

OFFICIAL STAMP
LISA LEGGET-WEATHERBY
NOTARY PUBLIC-OREGON
COMMISSION NO. 1041257
MY COMMISSION EXPIRES SEPTEMBER 27, 2027

Unofficial Copy