

58118

MTC 44670-PS

WARRANTY DEED

Vol. 1198 Page 16359

PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DENNIS C. MOORE and MARY K. MOORE, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 31 of TRACT 1316 - PARADISE HILL, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 24999 HIDDEN MEADOWS LANE, NEWBERG, OR 97132

Dated this 13th day of May, 1998.

PARADISE HILL DEVELOPMENT, L.L.C.

BY: L. Frank Goodson MEMBER
L. FRANK GOODSON

STATE OF _____, County of _____) ss.

This instrument was acknowledged before me on _____, 19____

by _____

as _____

of _____

SEE ATTACHED

Notary Public of _____

My commission expires _____

ESCROW NO. MT44670-PS

Return to:

DENNIS C. MOORE
24999 HIDDEN MEADOWS LANE
NEWBERG, OR 97132

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Klamath) ss

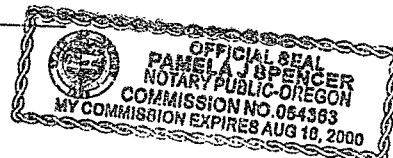
On this 13th day of May, 19 98, before me, the undersigned Notary Public, personally appeared L. FRANK GOODSON

and known to me to be members or designated agent of the limited liability company that executed this instrument, and acknowledge this instrument to be the free and voluntary act of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this instrument and in fact executed this instrument on behalf of the limited liability company.

Pamela J. Spencer

Notary Public in and for the State of Oregon

My commission expires: 8/16/2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day of May A.D., 19 98 at 3:43 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 16359.

FEES \$35.00

By Kathleen Rose Bernetha G. Leisch, County Clerk