

'02 MAR 27 PM 3:09



THIS SPACE RESERVED FOR RECORDER'S USE  
MTC 56562-LW

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After recording return to:

KENNETH E. MOEN

~~4750 STURDIVANT AVENUE~~ 3442 Bristol  
KLAMATH FALLS, OR 97603

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

KENNETH E. MOEN

~~4750 STURDIVANT AVENUE~~ 3442 Bristol  
KLAMATH FALLS, OR 97603

Escrow No. MT56562-LW

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 03/27/2002 3:09 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

J. DENNIS CHILDERS and JANET D. CHILDERS, as tenants by the entirety,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KENNETH E. MOEN and CARMON R. MOEN, 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:

THE EAST 71 FEET OF THE NORTH 106 FEET OF LOT 21 OF ALTAMONT RANCH  
TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3909-010DC-03000-000

KEY NO: 546449

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.

The true and actual consideration for this conveyance is \$ 69,999.00.

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.

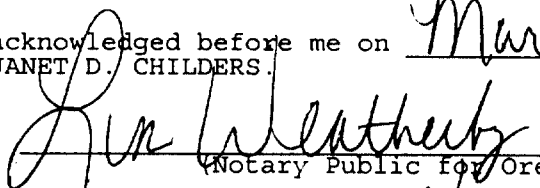
Dated this 26 day of March, 2002.

  
J. DENNIS CHILDERS

  
JANET D. CHILDERS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 26, 2002 by J.  
DENNIS CHILDERS AND JANET D. CHILDERS.

  
(Notary Public for Oregon)  
My commission expires 11/20/2003

