

'02 AUG 15 PM3:07

AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE
MTC 57802-ms

After recording return to:

JAMES MORELAND

4302 MYRTLEWOOD DRIVE

KLAMATH FALLS, OR 97603

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

JAMES MORELAND

4302 MYRTLEWOOD DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT57802-MS

Title No. _____

Vol M02 Page 46118

State of Oregon, County of Klamath

Recorded 08/15/2002 3:07 p. m.

Vol M02, Pg 46118

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

SHAWN W. RICHARDS and LEILANI A. RICHARDS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES MORELAND and MICHELLE M. MORELAND, 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 8 in Block 3 of TRACT NO. 1007 WINCHESTER, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

3909-011CC-10600-000

555125

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 \$ 115,000.00.

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 14th day of August, 2002.


SHAWN W. RICHARDS


LEILANI A. RICHARDS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 14, 2002 by SHAWN
W. RICHARDS AND LEILANI A. RICHARDS.


(Notary Public for Oregon)

commission expires 12-20-02

