

03 FEB 3 AM 11:00

ASPEN 56283



WESTERN
TITLE & ESCROW COMPANY

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WARRANTY DEED -- STATUTORY FORM

CLIFFORD R. MOSZETER and ELIZABETH A. MOSZETER, husband and wife,
Grantor,

conveys and warrants to

ROBERT G. ELLIS and BARBARA I. ELLIS, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 40, Block 2, Tract No. 1098, SPLIT RAIL RANCHOS, according to the
official plat thereof on file in the office of the Clerk of Klamath
County, Oregon.

Tax Account No(s): R138425

Map/Tax Lot No(s): R2310035B006600000

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$18,000.00 .

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 17 day of January, 2003.

Clifford R. Moszeter
CLIFFORD R. MOSZETER

Elizabeth A. Moszeter
ELIZABETH A. MOSZETER

WASHINGTON
STATE OF ~~OREGON~~, COUNTY OF Clark) SS.

This instrument was acknowledged before me on January 17, 2003 by CLIFFORD R.
MOSZETER AND ELIZABETH A. MOSZETER.

Marsha A. Webberley
(Notary Public for ~~Oregon~~ WASHINGTON)
My commission expires 9-20-2003

MARSHA A. WEBBERLEY
STATE OF WASHINGTON
NOTARY —•— PUBLIC
My Commission Expires Sept 20, 2003

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

State of Oregon, County of Klamath
Recorded 02/03/2003 11:00 a. m.
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

P.O. Box 643
COQUILLE, OR 97423

TITLE NO. 00056283
ESCROW NO. 14-0069902

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