



MTC-59863-KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TIMOTHY J. MOORE

C/O TIMOTHY J. MOORE, DDS 270

26TH STREET, SUITE 302

SANTA MONICA, CA 90402

State of Oregon, County of Klamath

Recorded 04/23/2003 3:13 p m

Vol M03 Pg 26133

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:

TIMOTHY J. MOORE

C/O TIMOTHY J. MOORE, DDS 270

26TH STREET, SUITE 302

SANTA MONICA, CA 90402

Escrow No. MT59863-KR

WARRANTY DEED

JOE KELLER CONSTRUCTION, INC., AN OREGON CORPORATION, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TIMOTHY J. MOORE and HEATHER MOORE, as tenants by the entirety, 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 3 in Block 25 of Tract 1194, TENTH ADDITION TO SUNSET VILLAGE, 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.

The true and actual consideration for this conveyance is \$228,000.00.

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 22nd day of April, 2003.

JOE KELLER CONSTRUCTION, INC., AN OREGON CORPORATION

BY: Stephen Keller, Pres.
STEPHEN KELLER, PRESIDENT

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 22, 2003 by STEPHEN KELLER, PRESIDENT OF JOE KELLER CONSTRUCTION, INC., AN OREGON CORPORATION.



(Notary Public for Oregon)

My commission expires 11/16/2003

\$21.00