

03 JUN 25 PM 3:10



NTC-61474 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
MARK A. MOORE
3750 BEVERLY DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 06/25/2003 3:10 P m
Vol M03 Pg 43552
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:

MARK A. MOORE
3750 BEVERLY DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT61474-MS

WARRANTY DEED

STEVE MORGAN, JR. and CARMEN MORGAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to MARK A. MOORE and LAURA A. 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:

Parcel 1 of Land Partition 20-96 being Lots 5 and 6 in Block 3 of BEVERLY HEIGHTS situated in the NW1/4 NE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

882203

3809-034AB-02301

Grantor is lawfully seized in fee simple on the above granted premises and 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 \$245,000.00.

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.

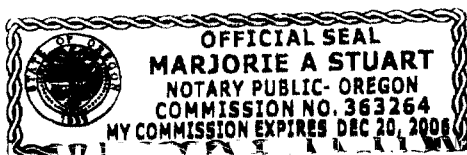
Dated this 23rd day of June 2003.

Steve D. Morgan
STEVE MORGAN, JR.

Carmen Morgan
CARMEN MORGAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 23, 2003 by STEVE MORGAN, JR. and CARMEN MORGAN.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-06

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