

08 JUL 10 PM 3:44

MTZ- 61649 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
RANDALL N. MOSS
P.O. Box 1225
Tuolumne, CA 95397

State of Oregon, County of Klamath
Recorded 07/10/2003 3:44 P m.
Vol M03 Pg 48032
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:

RANDALL N. MOSS
P.O. Box 1225
Tuolumne, CA 95397

Escrow No. MT61649-KR

WARRANTY DEED

JOHN PATRICK LYNCH and LINDA LOUISE WEISMAN, Grantor(s) hereby grant, bargain, sell, warrant and convey to RANDALL N. MOSS, 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:

~~EXHIBIT "A"~~ LEGAL DESCRIPTION

A parcel of land being a portion of Lot 1 in Block 62, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Easterly corner of Lot 1, Block 62, NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Northwesterly along the Westerly line of Tenth Street 79 1/2 feet; thence Southwesterly at right angles to Tenth Street 50 feet; thence Southeasterly and parallel with Tenth Street 79 1/2 feet to the Northerly line of Lincoln Street (formerly Washington Street); thence Northeasterly along the Northerly line of Lincoln Street 50 feet to the place of beginning, being a rectangular piece of ground 50 by 79 1/2 feet with 50 feet frontage on Lincoln Street and 79 1/2 feet frontage on Tenth Street.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$53,000.00.

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 2nd day of July 2003.


JOHN PATRICK LYNCH


LINDA LOUISE WEISMAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 2, 2003 by JOHN PATRICK LYNCH and LINDA LOUISE WEISMAN.




(Notary Public for Oregon)

My commission expires 11/16/2003

21-r