

03 JUL 23 PM 2:40

Aspen 57141

Vol M03 Page 52024

After Recording Return to:
DANIEL J. MOREHOUSE
VALERIE B. MOREHOUSE

State of Oregon, County of Klamath
Recorded 07/23/2003 2:40 p m
Vol M03 Pg 52024
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the following address:
DANIEL J. MOREHOUSE
VALERIE B. MOREHOUSE
Same as Above

WARRANTY DEED
(INDIVIDUAL)

HERBERT GEORGE RICHARDS, herein called grantor, convey(s) to **DANIEL J. MOREHOUSE** and **VALERIE B. MOREHOUSE, HUSBAND AND WIFE**, as Grantee(s) all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 8, Block 7, Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and a Trust Deed in favor of Klamath First Federal dated January 22, 2002 and recorded January 28, 2002 in Book M-02, at Page 5109, records of Klamath County, Oregon

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$83,000.00**.
(here comply with the requirements of ORS 93.930)

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: March 21, 2003


HERBERT GEORGE RICHARDS

STATE OF OREGON, County of Klamath) ss.

On March 21, 2003 personally appeared the above named **HERBERT GEORGE RICHARDS** who acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:


Notary Public for Oregon
My commission expires: 07-01-05

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00055574