



MT - 62876 TA

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State of Oregon, County of Klamath
 Recorded 01/21/2004 3:19 p m
 Vol M04 Pg 3884-85
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:

JAMES K. SIMONO

5735 Glenridge Way
Klamath Falls, OR 97603

Until a change is requested all
 tax statements shall be sent to
 The following address:

JAMES K. SIMONO

5735 Glenridge Way
Klamath Falls, OR 97603

Escrow No. MT62876-TA

STATUTORY WARRANTY DEED

LENORA DENZIL MOORE, TRUSTEE FOR THE LIVING TRUST OF LENORA DENZIL MOORE, Grantor(s) hereby convey and warrant to JAMES K. SIMONO and CINDY A. SIMONO, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$19,000.00.**

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 20th day of January, 2004

LIVING TRUST OF LENORA DENZIL MOORE

BY: Lenora Denzil Moore Trustee
 LENORA DENZIL MOORE, TRUSTEE

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Jan. 20, 2004 by LENORA DENZIL MOORE, TRUSTEE OF THE LIVING TRUST OF LENORA DENZIL MOORE.



(Signature)
 (Notary Public for Oregon)

My commission expires 6.19.04

26.00
am

EXHIBIT "A"
LEGAL DESCRIPTION

03885

The West 151 feet of that certain parcel of land more particularly described as commencing at the Northeast corner of the SW1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West 260 feet to the TRUE POINT OF BEGINNING; thence South 319 feet; thence West 410 feet; thence North 319 feet; thence East 410 feet more or less, to the true point of beginning, all of the above land being located in Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of Balsam Drive.

Tax Account No.: 3908-012C0-00201-000

Key No.: 16654