

04 APR 16 PM 2:55

Aspen Escrow Inc

Vol M04 Page 22540

After Recording Return to:

JOHNNY S. FERREA

MIRYAM L. FERREA

7808 Hilward Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JOHNNY S. FERREA

MIRYAM L. FERREA

Same As Above

State of Oregon, County of Klamath

Recorded 04/16/2004 2:55 p m

Vol M04 Pg 22540-41

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

(INDIVIDUAL)

CRAIG M. MOORE and KATHLEEN W. MOORE, herein called grantor, convey(s) to JOHNNY S. FERREA^{SR} and MIRYAM L. FERREA, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 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 \$225,000.00.

(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 4-15-04

Craig M. Moore
CRAIG M. MOORE

Kathleen W. Moore
KATHLEEN W. MOORE

WASHINGTON Spokane
STATE OF OREGON, County of Klamath ss.

On 4/15/04 personally appeared the above named CRAIG M. MOORE and KATHLEEN W. MOORE and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00058821

Before me:

Kristina M. Lotze
Notary Public for Oregon WASHINGTON
My commission expires: 7/10/06

Official Seal



26A

Exhibit "A"

Parcel 1 of Land Partition 21-98, situated in the NW 1/4 of the NW 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.