

State of Oregon, County of Klamath
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Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

A.P.N.: R-3909-010BA-01400-000

KNOW ALL MEN BY THESE PRESENTS, That J. ARTHUR MOORE, a single widower, hereinafter called the grantor, for the consideration hereinafter stated, paid by J. ARTHUR MOORE, Trustee of the JAMES ARTHUR MOORE TRUST, dated: November 12, 2003, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows (commonly known as 3213 Austin Street, Klamath Falls, Oregon 97601), to wit:

Lots 14, 15 and 16 of Block 1 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed and that 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 stated in terms of dollars is \$10.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporation and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of November, 2003: if a corporation grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Dated: November 12, 2003

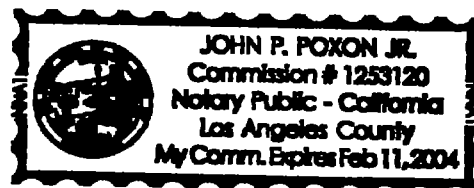

J. ARTHUR MOORE

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

On November 12, 2003, before me, the undersigned, a notary public in and for said State, personally appeared J. ARTHUR MOORE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

John P. Poxon Jr.
Notary Public



NAME OF GRANTOR:

J. Arthur Moore
1115 Cordova Street, Unit 303
Pasadena, CA 91106

NAME OF GRANTEE:

J. Arthur Moore
1115 Cordova Street, Unit 303
Pasadena, CA 91106

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

1115 Cordova Street, Unit 303
Pasadena, CA 91106

RETURN TO:

John T. Janosik
Gorton, Janosik & Poxon, LLP
909 E. Green Street
Pasadena, CA 91106

pt.