

04 OCT 21 PM 2:55

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State of Oregon, County of Klamath
Recorded 10/21/04 2:55 p m
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

ROBERT A. MOZINGO JR. and TIFFANI A. MOZINGO

4765 Driftwood Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

ROBERT A. MOZINGO JR. and TIFFANI A. MOZINGO

Same As Above

Aspen: 59808 AF
WARRANTY DEED
(INDIVIDUAL)

RONALD A. MC'FERON and KATHLEEN A. MC'FERON, herein called grantor, convey(s) to **ROBERT A. MOZINGO JR. and TIFFANI A. MOZINGO, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 5, Block 6, Tract No. 1035, GATEWOOD, 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 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 \$ 192,500.00
(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 10-18-04

Ronald A. McFeron
RONALD A. MC'FERON

Kathleen A. McFeron
KATHLEEN A. MC'FERON

STATE OF OREGON, County of **Klamath**) ss.

On Oct 18, 04 personally appeared the above named **RONALD A. MC'FERON and KATHLEEN A. MC'FERON** and acknowledged the foregoing instrument to be **Their/his/her** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059808

Before me:

Notary Public for Oregon

My commission expires: 12-3-06

Official Seal



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