

04 DEC 20 PM 3:42

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After recording return to:
Randall N. Moss
104 Grant Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Randall N. Moss
104 Grant Street
Klamath Falls, OR 97601

File No.: 7021-484345 (SAC)
Date: November 30, 2004

State of Oregon, County of Klamath
Recorded 12/20/04 3:42 p m
Vol M04 Pg 87026-28
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Robert R. Paradis and John M. Paradis and Martha S. Wheaton and Rhonda L. Albert, Grantor, conveys and warrants to **Randall N. Moss, as to an undivided 1/2 interest and Jeffrey H Sargo, as to an undivided 1/2 interest, as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$52,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 17 day of December, 2004.

31FJ

APN: R475131

Statutory Warranty Deed
- continued

87027
File No.: 7021-484345 (SAC)
Date: 11/30/2004

Robert R. Paradis
Robert R. Paradis
Martha S. Wheaton
Martha S. Wheaton

John M. Paradis
John M. Paradis
Rhonda L. Albert
Rhonda L. Albert

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 15 day of Dec, 2004
by **Robert R. Paradis and John M. Paradis and Martha S. Wheaton and Rhonda L. Albert.**

[Signature]
Notary Public for Oregon
My commission expires: 8-20-07

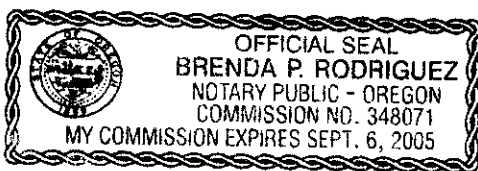
STATE OF OREGON,

County of Klamath } ss.

On December 17, 2004 before me personally appeared Martha S. Wheaton

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



[Signature]
Notary Public for Oregon
My commission expires 9-6-05

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

FORM No. 23 - ACKNOWLEDGMENT, INDIVIDUAL. EA

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EXHIBIT A**LEGAL DESCRIPTION:**

A parcel of land including Lot 4, Block 39 First Addition to the City of Klamath Falls, Oregon, Lot 6 and a portion of Lot 7, Block 17 of Ewauna Heights Addition to the City of Klamath Falls, Oregon, said parcel being more particularly described as follows:

Beginning at the most Northerly corner of said Lot 4 Block 39, First Addition to City of Klamath Falls, Oregon, said point being on the Southeasterly line of Grant Street; thence South 51°15' East, along the Northeasterly line of said Lot 4 to the most Easterly corner thereof; thence continuing South 51°15' East to a point on the Southeasterly line of Lot 7 Block 17, Ewauna Heights Addition to Klamath Falls, Oregon, said point being North 39°05' East a distance of 34.2 feet from the most Southerly corner of said Lot 7; thence continuing South 39°05' West, along the Southeasterly lines of Lot 7 and Lot 6, Block 17, Ewauna Heights, a distance of 86.6 feet, more or less, to the most Southerly corner of said Lot 6; thence North 50°55' West, along the Southwesterly line of said Lot 6, to the Southeasterly line of Grant Street; thence North 39°05' East, along the Southeasterly line of Grant Street a distance of 37.0 feet to the Northerly line of said Lot 6; thence continuing North 38°45' East, along the Southeasterly line of Grant Street a distance of 49.6 feet to the point of beginning.