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mtc-67715 KR

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State of Oregon, County of Klamath
Recorded 01/21/05 3:39 p m
Vol M05 Pg 04864
Linda Smith, County Clerk

THIS SPACE RESERVE

Fee \$ 21.00 # of Pgs 1

After recording return to:

Randall N. Moss

P.O. Box 1225

Tuolumne, CA 95379

Until a change is requested all

tax statements shall be sent to

The following address:

Randall N. Moss

P.O. Box 1225

Tuolumne, CA 95379

Escrow No.

MT67715-KR

STATUTORY WARRANTY DEED

Frank J. Shepherd and Patricia M. Shepherd, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Randall N. Moss**, 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:

LEGAL DESCRIPTION

Lot 8, Block 112, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon. ALSO the Southeasterly one-half of Lot 9, Block 112 of said BUENA VISTA ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at the most Easterly corner of said Lot 9 and running thence in a Northwesterly direction along the Westerly line of California Avenue a distance of 25 feet; thence in a Southwesterly direction, parallel with the line between Lot 8 and 9 in said Block 112, 140 feet to the Southwesterly line of said Lot 9; thence in a Southwesterly direction 25 feet to the most Southerly corner of said Lot 9; thence in a Northeasterly direction along the line between Lot 8 and 9 of said Block 112, 140 feet to the place of beginning.

Tax Account No: 3809-029CC-03400-000

Key No: 366972

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 **\$69,900.00**.

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 18th day of January, 2005.

Frank J. Shepherd
Frank J. Shepherd

Patricia M. Shepherd by Frank J. Shepherd
Patricia M. Shepherd her attorney in fact



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on January 18, 2005 by Frank J. Shepherd and Patricia M. Shepherd individually and as attorney in fact for Patricia M. Shepherd

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

2/00
mm