

05 FEB 1 PM 3:01



mtc-68076 MS

Vol M05 Page 07352

State of Oregon, County of Klamath
Recorded 02/01/05 3:01 p m
Vol M05 Pg 07352-53
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

Lester Moss

1260 S Hwy 59

Merced, CA 95340

Until a change is requested all
tax statements shall be sent to
The following address:

Lester Moss

1260 S Hwy 59

Merced, CA 95340

Escrow No. MT68076-MS

STATUTORY WARRANTY DEED

Betty Lou Nielsen, Grantor(s) hereby convey and warrant to **Lester 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$180,000.00**.

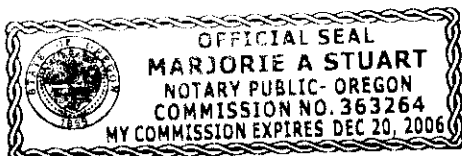
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 17th day of Jan, 2005

Betty Lou Nielsen
Betty Lou Nielsen

State of Oregon
County of Klamath

This instrument was acknowledged before me on 1-17, 2005 by Betty Lou Nielsen.



[Signature]
(Notary Public for Oregon)
My commission expires 12/20/06

26.00
Am

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 13 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 5 feet thereof taken for the widening of Avalon Street on December 4th, 1964.

PARCEL 2:

Parcel 1 of Minor Land Partition 49-91 filed April 21, 1992 being a portion of Lot 14 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 5 feet thereof taken for the widening of Avalon Street on December 4th, 1964.

TOGETHER WITH a 1978 KOZY mobile home, plate #X148575

Tax Account No: 3909-015BC-01000-000

Key No: 578752

Tax Account No: 3909-015BC-01002-000

Key No: 874175