MTC-68920MS

'05 APR 1 PM3:08


**AmeriTitle**
*Part Of The JELD-WEN Family*

After recording return to:
James G. Moyer
873 Homedale Road
Klamath Falls, OR 97603

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

James G. Moyer
873 Homedale Road
Klamath Falls, OR 97603

Escrow No.    MT68920-MS

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## STATUTORY WARRANTY DEED

**David G. Wehr and Christina M. Wehr, as tenants by the entirety,** Grantor(s) hereby convey and warrant to **James G. Moyer,** 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:

Lot 4 of Block 5, BEVERLY HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion vacated by instrument recorded November 22, 1943 in Book 160, page 97, Deed Records of Klamath County, Oregon

Tax Account No:    3809-034AB-01402-000          Key No:    885046

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 **$225,000.00.**

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 _31st_ day of _March, 2005_

David G. Wehr

Christina M. Wehr

OFFICIAL SEAL
B JEAN PHILLIPS
NOTARY PUBLIC- OREGON
COMMISSION NO. 376390
MY COMMISSION EXPIRES MAR 02, 2008

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _3-31_ 2005 by David G. Wehr and Christina M. Wehr.

(Notary Public for Oregon)

My commission expires _3-2-08_