

05 APR 21 PM 3:13

After Recording Return to:
MALIN COUNTRY DINER LLC
PO Box 149
Malin, OR 97633
Until a change is requested all tax statements
Shall be sent to the following address:
MALIN COUNTRY DINER LLC
Same As Above

State of Oregon, County of Klamath
Recorded 04/21/2005 3:13 p m
Vol M05 Pg 28259
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Aspen 60787A
WARRANTY DEED
(INDIVIDUAL)

JAMES MOORE and DONNA RAE MOORE, herein called Grantors, convey(s) to **MALIN COUNTRY DINER LLC, AN OREGON LIMITED LIABILITY CORPORATION**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lots 11 and 12, Block 53, SUPPLEMENTAL PLAT OF THE CITY OF MALIN, 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, a Trust Deed, including the terms and provisions thereof, recorded July 15, 1994, in Book M-94, Page 21826, in favor of Everett W. Booe and Yvonne E. Booe, husband and wife, and, per instrument recorded July 15, 1994, in Book M-94, Page 21828, the beneficial interest of which was collaterally assigned to ERA Nicholson & Associates, which Trust Deed the Grantee herein agrees to assume and pay according to the terms contained therein,

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 **\$120,000.00**.
(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 April 6, 2005.

JAMES MOORE

Donna Rae Moore
DONNA RAE MOORE

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

On April 21, 2005 personally appeared the above named **JAMES MOORE and DONNA RAE MOORE** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

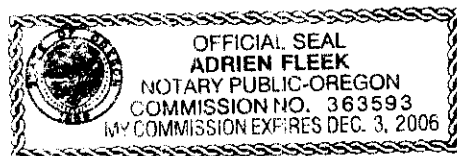
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060787

Before me: Adrien Fleeck
Notary Public for Oregon
My commission expires: **12-03-06**

Official Seal



After Recording Return to:
MALIN COUNTRY DINER LLC

Until a change is requested all tax statements
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MALIN COUNTRY DINER LLC
Same As Above

28260

WARRANTY DEED
(INDIVIDUAL)

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Dated April 6, 2005.



JAMES MOORE

DONNA RAE MOORE

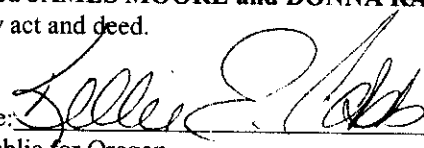
STATE OF OREGON, County of ^{Crook}~~Klamath~~ ss.

On April 20, 2005 personally appeared the above named **JAMES MOORE and DONNA RAE MOORE** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060787

Before me: 
Notary Public for Oregon
My commission expires: 12-03-06

Official Seal



2082