

05 MAY 20 PM 3:11

After Recording Return to:
JAMES R. WOLF

PO Box 1117

Columbia, CA 95310

Until a change is requested all tax statements
Shall be sent to the following address:

JAMES R. WOLF

Same As Above PO Box 1117

Columbia, CA 95310

State of Oregon, County of Klamath
Recorded 05/20/05 3:11 p.m.

Vol M05 Pg 37112

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

Aspen 6/1/87 1A8
JEFF SARGO and RANDALL MOSS, herein called grantor, convey(s) to JAMES R. WOLF, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

The E 1/2 of Lot 50 and all of Lot 51, Block 17, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033BA TL 07200 KEY #416758

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 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 \$85,000.00.
(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 5-19-05

Jeff Sargo By Randall Moss
AS HIS ATTY IN FACT
JEFF SARGO

Randall Moss
RANDALL MOSS

STATE OF OREGON, County of Klamath) ss.

On 5-19-05 personally appeared the above named JEFF SARGO and RANDALL MOSS and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:

Before me: Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-06



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061187

Official Seal



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