



After recording return to:
 Randall N. Moss
 1111 Washburn Way
 Klamath Falls, OR 97601

Until a change is requested all tax statements
 shall be sent to the following address:
 Randall N. Moss
 1111 Washburn Way
 Klamath Falls, OR 97601

File No.: 7021-565882 (SAC)
 Date: May 26, 2005

THIS SPA

State of Oregon, County of Klamath
 Recorded 06/08/05 3:33 p. m
 Vol M05 Pg 42787-88
 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Robert Lander, Grantor, conveys and warrants to **Randall N. Moss**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 4 OF PLAT OF OLD ORCHARD MANOR ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$70,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 3 day of June, 2005.

205

42788

APN: R444308

Statutory Warranty Deed
- continued

File No.: 7021-565882 (SAC)
Date: 05/26/2005

Robert Lander
Robert Lander

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this

3 day of June, 2005

by **Robert Lander**.

[Signature]
Notary Public for Oregon
My commission expires: 8-2007

