

05 JUN 16 PM 3:25

MT69761 SH



Vol M05 Page 45362

State of Oregon, County of Klamath  
Recorded 06/16/05 3:25 p m

Vol M05 Pg 45362  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 1

THIS SPACE RESERV

After recording return to:

Brian H. Mobley

604 MT PITT STREET

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Brian H. Mobley

604 MT PITT STREET

Klamath Falls, OR 97601

Escrow No.

MT69761-SH

### STATUTORY WARRANTY DEED

**William Marsh Riggs and Kathy L. Riggs, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Brian H. Mobley and Sheryl K. Mobley, as tenants by the entirety**, 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 1 in Block 15, BUENA VISTA 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. EXCEPTING THEREFROM the South 15 feet.

Tax Account No: 3809-019DC-06800-000

Key No: 438397

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 **\$145,000.00**.

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 16 day of June, 2005.

William Marsh Riggs

Kathy L. Riggs

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 16, 2005 by William Marsh Riggs and Kathy L. Riggs.



(Notary Public for Oregon)

My commission expires 11/18/2007

2/10 am