

MT-70392 TM



Vol M05 Page 56969

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LAURA L. MOORE  
2713 GREENSPRINGS DRIVE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 07/25/05 11:18 Am  
Vol M05 Pg 56969-70  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

LAURA L. MOORE  
2713 GREENSPRINGS DRIVE  
KLAMATH FALLS, OR 97601

Escrow No. MT70392-TM  
Title No. 0070392

SWD

### STATUTORY WARRANTY DEED

**ROSE MARIE MOORE**, Grantor(s) hereby convey and warrant to **LAURA L. MOORE**, 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:

#### SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$147,000.00**.

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 20 day of July, 2005.

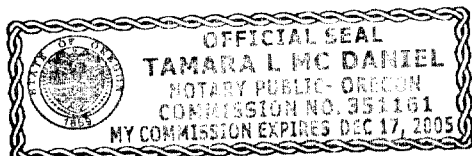
Rose Marie Moore  
ROSE MARIE MOORE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 20, 2005 by ROSE MARIE MOORE.

Tamara L McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



2600 AM

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A parcel of land lying in the NW1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies South  $89^{\circ} 22 \frac{1}{2}'$  East along the Section line a distance of 1321.4 feet and South  $0^{\circ} 40 \frac{1}{2}'$  East along the 40 line which is also the West line of Westover Terraces, a distance of 626.5 feet from the Northwest corner of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and which iron pin also marks the Southeast corner of the land heretofore deeded to Gertrude Cleve by deed recorded in Volume 102, page 16, Deed Records of Klamath County, Oregon, and running thence North  $89^{\circ} 22 \frac{1}{2}'$  West along the Southerly boundary of the above mentioned Cleve Tract a distance of 106.2 feet to an iron pin which lies on the Southerly right of way of the Ashland-Klamath Falls Highway 30 feet at right angles from the center of said highway; thence South  $38^{\circ} 40 \frac{1}{2}'$  West along the Southerly right of way line of the above mentioned Highway and 30 feet at right angles from its center, a distance of 150 feet to an iron pin; thence at right angles South  $51^{\circ} 19 \frac{1}{2}'$  East a distance of 260.4 feet, more or less, to an iron pin on the Westerly boundary of Westover Terraces; thence North  $0^{\circ} 40 \frac{1}{2}'$  West along the Westerly boundary of Westover Terraces a distance of 278.7 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING from the above described parcel beginning at an iron pin which lies South  $89^{\circ} 22 \frac{1}{2}'$  East a distance of 1321.4 feet and South  $0^{\circ} 40 \frac{1}{2}'$  East a distance of 626.5 feet from the iron pin which marks the Northwest corner of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; North  $89^{\circ} 22 \frac{1}{2}'$  West a distance of 26 feet to a point; thence South  $64^{\circ} 10 \frac{1}{2}'$  East a distance of 29.1 feet to a point which is the Southwest corner of Lot 4 in Block 14, WESTOVER TERRACES subdivision; thence North  $0^{\circ} 40 \frac{1}{2}'$  West along the West line of WESTOVER TERRACES a distance of 12.4 feet, more or less, to the point of beginning.

**PARCEL 2:**

Beginning at a point which lies South  $89^{\circ} 22 \frac{1}{2}'$  East a distance of 1321.4 feet and South  $0^{\circ} 40 \frac{1}{2}'$  East a distance of 626.5 feet and North  $89^{\circ} 22 \frac{1}{2}'$  West a distance of 29 feet from the iron pin which marks the Northwest corner of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence; continuing North  $89^{\circ} 22 \frac{1}{2}'$  West a distance of 80.2 feet to an iron pin which is on the Southerly right of way line 30 feet at right angles Southerly from the center of the Ashland-Klamath Falls Highway; thence North  $38^{\circ} 40 \frac{1}{2}'$  East along the said Southerly right of way line of the Ashland-Klamath Falls Highway a distance of 35.0 feet to a point; thence South  $64^{\circ} 10 \frac{1}{2}'$  East a distance of 64.7 feet, more or less, to the point of beginning, being a portion of the NW1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.