

MTZ-68458 TM



State Of Oregon, County Of Klamath

TH

M05-62599

08/23/2005 03:04:25 PM

Of Pages 3 Fee: \$31.00

After recording return to:

~~RANDALL N MOSS~~ Gary Turner
~~2009 PEPPERIDGE FALLS ROAD~~ 6422 Alva Street
~~JAMESTOWN, CA 95327~~ Klamath Falls, OR 97603

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

~~RANDALL N MOSS~~ Same as above
~~2009 PEPPERIDGE FALLS ROAD~~ P.O. Box 1225
~~JAMESTOWN, CA 95327~~ Klamath Falls, OR 97603

Escrow No. MT68458-TM

Title No. 0068458

SWD

STATUTORY WARRANTY DEED

GARY JOE TURNER, VIRGINIA THOMPSON AND DEBRA L. SEXTON HERNANDEZ, WHO ACQUIRED TITLE AS DEBRA L. VARGA, as tenants in common, Grantor(s) hereby convey and warrant to GARY JOE TURNER, VIRGINIA THOMPSON, DEBRA L. SEXTON HERNANDEZ, WHO ACQUIRED TITLE AS DEBRA L. VARGA AND DARCIE K. TURNER as tenants in common, 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 **\$53,400.00**.

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 15 day of July, 2005

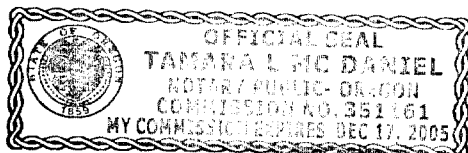
GARY JOE TURNER

VIRGINIA THOMPSON

DEBRA L. SEXTON HERNANDEZ

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 15, 2005 by GARY JOE TURNER, VIRGINIA THOMPSON, DEBRA L. SEXTON HERNANDEZ.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

3/00

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug. 25, 2005 by VERNON LEAIPAIKI ^{is attorney-in-fact for} DEBRA L. SEXTON HERNANDEZ. (u)

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Block 44, NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 44, NICHOLS ADDITION to the City of Klamath Falls, (formerly Linkville) Oregon, which point is 90 feet Northeasterly from the most Westerly corner of said Block; thence Northwesternly parallel with Ninth Street 55 feet to the centerline of the vacated alley; thence Northeasterly along the centerline of the vacated alley 45 feet; thence Southeasterly, at right angles, 5 feet to the Southerly line of the vacated alley; thence Northeasterly along the Southeasterly line of the alley 20.65 feet, more or less, to the dead end of Washington Street; thence Southeasterly along the dead end of Washington Street 50 feet to the Northwesternly line of said Block 44; thence Southwesterly 65.76 feet, more or less, to the place of beginning.

Tax Account No: 3809-029DC-14800-000

Key No: 369167