



mtc - 68458 m

State Of Oregon, County Of Klamath

M05-62600

08/23/2005 03:04:45 PM

Of Pages 3 Fee: \$31.00

After recording return to:

RANDALL N. MOSS

~~20009 PEPPERMINT FALLS ROAD~~ PO BOX 1225

~~KLAMATH FALLS, OR 97603~~ TUOLUMNE, CA 95379

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

RANDALL N. MOSS

~~20009 PEPPERMINT FALLS ROAD~~ PO BOX 1225

~~KLAMATH FALLS, OR 97603~~ TUOLUMNE, CA 95379

Escrow No. MT68458-TM

Title No. 0068458

SWD

STATUTORY WARRANTY DEED

GARY JOE TURNER, VIRGINIA THOMPSON, DEBRA L. SEXTON HERNANDEZ, WHO
ACQUIRED TITLE AS DEBRA L. VARGA AND DARCIE K. TURNER, as tenants in common,
Grantor(s) hereby convey and warrant to RANDALL N. MOSS ~~and JEFFREY H. SARGO, 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:

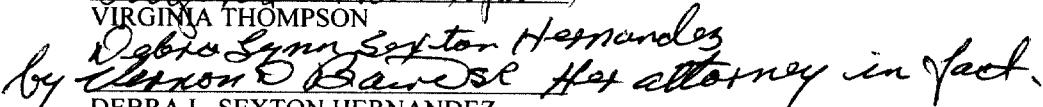
The true and actual consideration for this conveyance is **\$53,400.00**.

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 15th day of July, 2005


GARY JOE TURNER

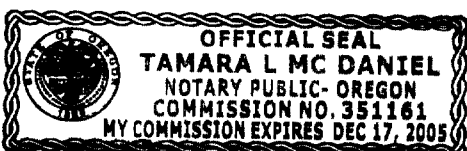

VIRGINIA THOMPSON

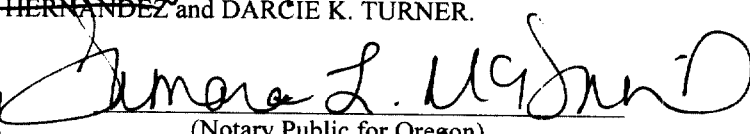

DEBRA L. SEXTON HERNANDEZ


DARCIE K. TURNER

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~~ and DARCIE K. TURNER.




(Notary Public for Oregon)

My commission expires 12/17/05

3/0.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug. 23, 2005 by ^{for} VERNON DEAN BAIRD as attorney-in-fact DEBRA L. SEXTON HERNANDEZ.

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