



MTZ-70598 LW

M05-63585

Klamath County, Oregon

09/06/2005 02:39:06 PM

Pages 1 Fee: \$21.00

After recording return to:

SANDRA MORENO

13347 CORTE DE COMARES

SAN DIEGO, CA 92128

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

SANDRA MORENO

13347 CORTE DE COMARES

SAN DIEGO, CA 92128

Escrow No. MT70598-LW

Title No. 0070598

STATUTORY WARRANTY DEED

ARTHUR ROSHON and CECILE ROSHON, as tenants by the entirety, Grantor(s) hereby convey and warrant to **SANDRA MORENO**, 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 804, RUNNING Y RESORT, PHASE 10, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3808-015BB-07500-000

Key No.: 887988

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 **\$144,900.00**.

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 29 day of August, 2005

Arthur Roshon
ARTHUR ROSHON
Cecile Roshon
CECILE ROSHON

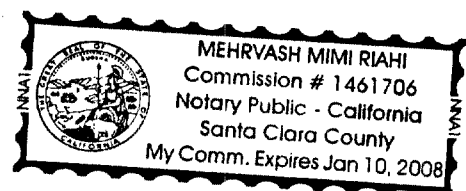
STATE OF CALIFORNIA

COUNTY OF Santa Clara

On 08-29, 2005 before me, MEHRVASH MIMI-RIAH, personally appeared ARTHUR ROSHON and CECILE ROSHON ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mimi Riah



2/00