



After recording return to:  
Joan C. Moseley  
426 N 4th Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Joan C. Moseley  
426 N 4th Street  
Klamath Falls, OR 97601

File No.: 7021-651757 (SAC)  
Date: September 09, 2005

**M05-64250**

Klamath County, Oregon  
09/14/2005 03:26:08 PM  
Pages 2 Fee: \$26.00

### **STATUTORY WARRANTY DEED**

**James M. Hughes and Julie A. Hughes as tenants by the entirety**, Grantor, conveys and warrants to **James J. Spindor and Joan C. Moseley, not as tenants in common, but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 1 Block 48, First 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.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2005-2006** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$123,400.00**. (Here comply with requirements of ORS 93.030)

MF

Dated this 12 day of September, 2005.

James M. Hughes  
James M. Hughes

Julie A. Hughes  
Julie A. Hughes

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 12<sup>th</sup> day of September, 2005  
by **James M. Hughes and Julie A. Hughes.**

Anita McGillie  
Notary Public for ~~Oregon~~ Washington  
My commission expires: 8-18-09

