

M05-64793

Klamath County, Oregon

09/21/2005 02:52:09 PM

Pages 1 Fee: \$21.00

After Recording Return to:

STEVEN BRUCE SHANNON and DEBRA R SHANNON
15084 SE PINEGROVE LOOP
CLACKAMAS, OR 97015

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

Order No. 58134NP

ATE 62258

WARRANTY DEED

EVERETT M MOORE and DEBORAH J. MOORE, Husband and Wife, herein called grantor, convey(s) to **STEVEN BRUCE SHANNON and DEBRA R SHANNON, as Tenants by the Entirety**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 43, Block 2, tract No. 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable;

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$40,000.00**.

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: SEPTEMBER 13, 2005

Everett M Moore
EVERETT M MOORE

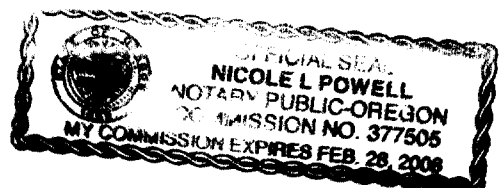
Deborah J Moore
DEBORAH J. MOORE

STATE OF OREGON, County of DESCHUTES ss.

On SEPTEMBER 13, 2005 personally appeared the above named **EVERETT M MOORE and DEBORAH J. MOORE** and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: *Nicole J. Powell*
Notary Public for Oregon
My commission expires: 2/28/08

Official Seal



21-A