



After recording return to:
James R. Wolf
706 Uerlings Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
James R. Wolf
706 Uerlings Avenue
Klamath Falls, OR 97601

File No.: 7021-675703 (SAC)
Date: October 06, 2005

M05-68992

Klamath County, Oregon

11/14/2005 03:18:13 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Randy N. Moss, Grantor, conveys and warrants to **James R. Wolf**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A portion of the Northerly and Westerly half of Lot 5, Block 1, 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, more particularly described as follows:

Beginning at a point on the line between Lots 4 and 5, Block 1, First Addition to the City of Klamath Falls, 55 feet Southerly and Easterly from the East line of Uerlings Street; thence Northerly and Westerly along the line between Lots 4 & 5 in Block 1, First Addition, to the East line of Uerlings Street; thence South to the Northerly and Easterly line of Seventh Street; thence Southerly and Easterly along the Northerly and Easterly line of Seventh Street 58 feet; thence Northerly and Easterly across Lot 5, Block 1, First Addition to the point of beginning.

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.

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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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 10 day of Oct, 2005

Randy N. Moss

Randy N. Moss

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10 day of October, 2005
by **Randy N. Moss**.

Stacy Collins
Notary Public for Oregon
My commission expires: 8/2/07

