

M05-69465

Klamath County, Oregon

11/18/2005 03:18:40 PM

Pages 1 Fee: \$21.00

After Recording Return to:

RANDY MOSS and JEFF SARGO

20009 Pepper Mint Falls Rd
Yonkers, NY 95337

Until a change is requested all tax statements

Shall be sent to the following address:

RANDY MOSS and JEFF SARGO

Same As Above

WARRANTY DEED

(INDIVIDUAL)

ATE- 62654 AF

CREDIT SAVERS LLC, herein called Grantors, convey(s) to **RANDY MOSS and JEFF SARGO**, not as tenants in common but with full rights of survivorship, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The N1/2 of Lots 29 and 30, Block 2, **INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033CA TL 05800 KEY# 611840

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, a Trust Deed, including the terms and provisions thereof, recorded July 15, 1994, in Book M-94, Page 21826, in favor of Everett W. Booe and Yvonne E. Booe, husband and wife, and, per instrument recorded July 15, 1994, in Book M-94, Page 21828, the beneficial interest of which was collaterally assigned to ERA Nicholson & Associates, which Trust Deed the Grantee herein agrees to assume and pay according to the terms contained therein,

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 **\$73,031.70**.
(here comply with the requirements of ORS 93.930)

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 11-18-05.

CREDIT SAVERS LLC

BY 

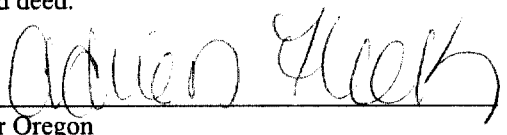
STATE OF OREGON, County of **Klamath**) ss.

On NOV 18, 05, ~~2005~~ personally appeared the above named Juan Tejada and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062654

Before me: 
Notary Public for Oregon
My commission expires: **12-03-06**

Official Seal



21-A