

M05-72125

Klamath County, Oregon

12/30/2005 02:46:18 PM

Pages 2 Fee: \$26.00



After recording return to:
Margaret Moore
PO Pox 7870
Klamath Falls, OR 97603

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

Margaret Moore
PO Pox 7870
Klamath Falls, OR 97603

File No.: 7021-691106 (DMC)

Date: December 09, 2005

STATUTORY WARRANTY DEED

Brian Nash and Angelia Nash as tenants by the entirety, Grantor, conveys and warrants to **Margaret Moore**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 27 and the Southerly 11 feet of Lot 26, Lewis Tracts, 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. 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 **\$63,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 29 day of December, 2005.

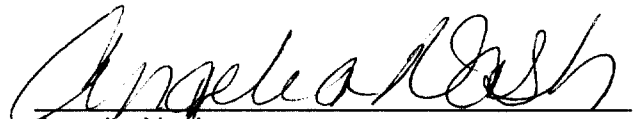
26F

APN: 449170

Statutory Warranty Deed
- continued

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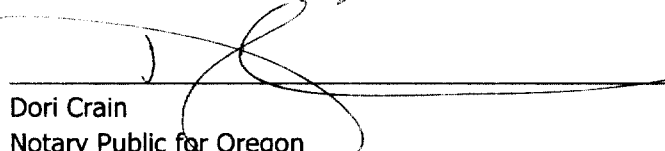

Brian Nash


Angelia Nash

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 29 day of December, 2005
by **Brian Nash and Angelia Nash.**




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009