

MT7-72880 MS



M06-00203

Klamath County, Oregon

01/04/2006 02:46:08 PM

Pages 3 Fee: \$31.00

After recording return to:

Florinda R. Moses

4027 Monrovia Way

Klamath Falls, OR 97603

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

Florinda R. Moses

4027 Monrovia Way

Klamath Falls, OR 97603

Escrow No. MT72880-MS

Title No. 0072880

STATUTORY WARRANTY DEED

Kevin Osborne and Jenni Osborne, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Florinda R. Moses**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 4 in Block 21 of Tract 1127 - NINTH ADDITION TO SUNSET VILLAGE,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County Oregon.

Tax Account No: 3909-012CD-01400-000

Key No: 565748

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$398,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

3/20

SEE ADDITIONAL SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "B"

Dated this 3rd day of January, 2006.


Kevin Osborne

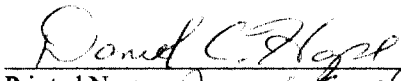
State of Washington

County of Grant

On this day personally appeared before me Kevin Osborne to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 3rd day of January, 2006.




Printed Name: Daniel C. Hope
Notary Public in and for the State of
Washington residing at Moses Lake
My appointment expires 3-29-07

SIGNATURE PAGE
EXHIBIT "B"

Jenni Osborne
Jenni Osborne

STATE OF Washington
SS. 31st of January 2008⁶
COUNTY OF Gunt

Personally appeared the above named **Jenni Osborne** and acknowledged the foregoing instrument to be her voluntary act.

WITNESS My hand and official seal. (seal)

Daniel C. Hoge
Notary Public
State of Washington
My Commission expires: 3-29-07

