

MTC 72966 - LW



M06-00735

Klamath County, Oregon

01/13/2006 10:27:57 AM

Pages 2 Fee: \$26.00

After recording return to:

RADU C. MOISA
1817 BENSON AVENUE
KLAMATH FALLS, OR 97601

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

RADU C. MOISA
1817 BENSON AVENUE
KLAMATH FALLS, OR 97601

Escrow No. MT72966-LW
Title No. 0072966

SWD

STATUTORY WARRANTY DEED

SORIN ROTAR and MARIA ROTAR, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RADU C. MOISA and ~~IOANA-S. MOISA~~, as tenants by the entirety**, 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:

/ ****IOANA** / / ****HUSBAND AND WIFE**
Lots 13, 14, 15 and 16, Block 28, MOUNTAIN VIEW 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.

Tax Account No: 3809-020DD-02000-000

Key No: 172672

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 **\$295,000.00**.

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)).

26.00

Dated this 11 day of January, 2006.

SR
SORIN ROTAR

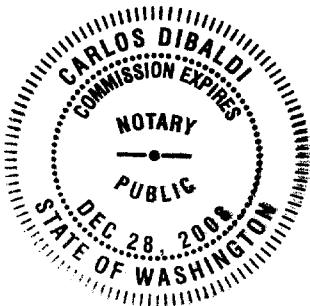
MR MR
MARIA ROTAR

State of Washington

County of King

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

GIVEN under my hand official seal this 11th day of JANUARY, 2006.



CD
Printed Name: Carlos Dibaldi

Notary Public in and for the State of
Washington residing at Monroe.

My appointment expires Dec. 28, 2008