

mtc-73177



**M06-02757**

Klamath County, Oregon

02/13/2006 02:35:52 PM

Pages 1 Fee: \$21.00

After recording return to:

BRUCE W. KASTEN

PO BOX 338

SELMA, OR 97538

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

BRUCE W. KASTEN

PO BOX 338

SELMA, OR 97538

Escrow No. SB086379DS

Title No. 0073177

SWD

### STATUTORY WARRANTY DEED

**JAMES L. MOYE and CAROLYN E. MOYE**, Grantor(s) hereby convey and warrant to **BRUCE W. KASTEN**, 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 3, Block 11, FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**2309 024B0 06000 000**

**132939**

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 **\$81,000.00**.

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)).

Dated this

7<sup>th</sup>

day of

February, 2006

JAMES L. MOYE  
JAMES L. MOYE

CAROLYN E. MOYE  
CAROLYN E. MOYE

State of Oregon

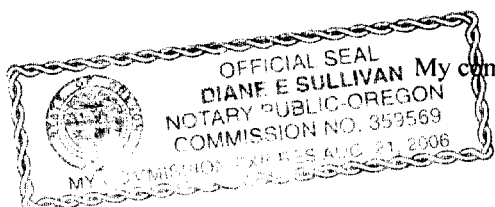
County of DESCHUTES

This instrument was acknowledged before me on

Feb 7, 2006

by JAMES L. MOYE and CAROLYN E. MOYE.

Diane E. Sullivan  
(Notary Public for Oregon)



My commission expires

8/21/06

21.00