

mtc-73511MS

THIS SPACE RES



**M06-05514**

Klamath County, Oregon

03/24/2006 03:03:18 PM

Pages 1 Fee: \$21.00

After recording return to:

Mark Moser

455 NE 11th

Grants Pass, OR 97526

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

Mark Moser

455 NE 11th

Grants Pass, OR 97526

Escrow No. MT73511-MS

Title No. 0073511

SWD

### STATUTORY WARRANTY DEED

**Gregory S. Dunton and Deborah Dallmann, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Mark Moser and Angelique Moser, 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:

Lot 5 in Block 110 of BUENA VISTA 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: 3809-029CC-05300-000

Key No: 366892

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 **\$120,000.00**.

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 24 day of MARCH, 2006.

  
Gregory S. Dunton

  
Deborah Dallmann

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 24, 2006 by Gregory S. Dunton and Deborah Dallmann.

  
(Notary Public for Oregon)

My commission expires 11/20/07



21.00