

MTT- 73602LW

THIS SPACE RESE

**M06-05656**

Klamath County, Oregon

03/27/2006 03:03:40 PM

Pages 1 Fee: \$21.00



After recording return to:

DAVID C. EWELL

6719 BECKTON AVENUE

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

DAVID C. EWELL

6719 BECKTON AVENUE

Klamath Falls, OR 97603

Escrow No. MT73602-LW

Title No. 0073602

SWD

### STATUTORY WARRANTY DEED

**JOHN F. MOREHOUSE and TRENNNA M. MOREHOUSE, as tenants by the entirety, Grantor(s)** hereby convey and warrant to **DAVID C. EWELL and MELANIE K. EWELL, 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 12 in Block 4 of SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-036DC-06500-000

Key No: 454001

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 **\$258,750.00**.

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)).

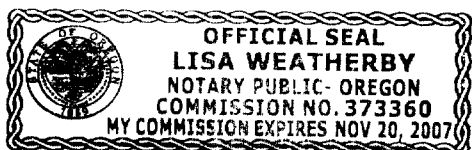
Dated this 24 day of March, 2006.

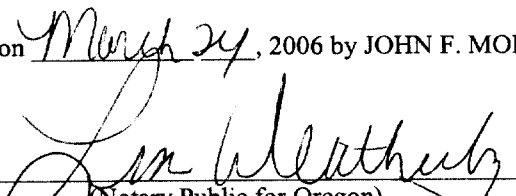
  
JOHN F. MOREHOUSE

  
TRENNNA M. MOREHOUSE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 24, 2006 by JOHN F. MOREHOUSE and TRENNNA M. MOREHOUSE.



  
(Notary Public for Oregon)

21.00