

MTT-73296 MS

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-06701**

Klamath County, Oregon

04/06/2006 02:53:18 PM

Pages 1 Fee: \$21.00

After recording return to:

Justin T. Cunningham

P.O. Box 927

Keno, OR 97627

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

Justin T. Cunningham

P.O. Box 927

Keno, OR 97627

Escrow No. MT73296-MS

Title No. 0073296

SWD

### STATUTORY WARRANTY DEED

**Bert T. Mosley and Betty L. Mosley, Trustees of the Bert T. Mosley and Betty L. Mosley Living Trust U/A DTD December 29, 1993**, Grantor(s) hereby convey and warrant to **Justin T. Cunningham and Nikki S. Jackson, 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 31 in Block 35 of TRACT 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4008-006BD-00900-000

Key No: 622179

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 **\$325,000.00**.

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 3rd day of April, 2006

Bert T. Mosley and Betty L. Mosley, Trustees of the Bert T. Mosley and Betty L. Mosley Living Trust U/A DTD December 29, 1993

BY: [Signature]

Bert T. Mosley, Trustee

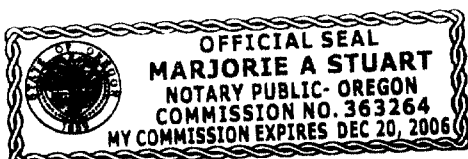
BY: [Signature]

Betty L. Mosley, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 4/3, 2006 by Bert T. Mosley and Betty L. Mosley, Trustees of the Bert T. Mosley and Betty L. Mosley Living Trust U/A DTD December 29, 1993.



[Signature]  
(Notary Public for Oregon)

My commission expires 12/20/06

21.00