

**M06-06719**

Klamath County, Oregon

04/07/2006 08:20:15 AM

Pages 3 Fee: \$31.00

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO:**  
No Change

**AFTER RECORDING,  
RETURN TO:**  
Ryan E. Gibb  
Douglas, Conroyd & Gibb PC  
P.O. Box 469  
Salem, OR 97308

**STATUTORY WARRANTY DEED**

BEN F. MOORE, **Grantor**, conveys and warrants to, BEN F. MOORE, or his successors in trust, under the BEN MOORE LIVING TRUST, dated March 31, 2006, and any amendments thereto, **Grantee**, all of his interest in the real property described on the attached **Exhibit A**, in Klamath County, Oregon:

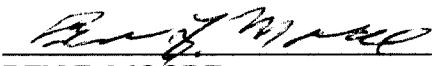
SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantee at the time Grantor acquired such property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

THIS INSTRUMENT WILL 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.

DATED: this 31 day of March, 2006

  
BEN F. MOORE

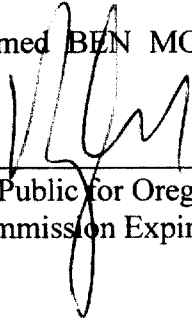
STATE OF OREGON)

) ss.

County of Marion )

On March 31, 2006, personally appeared the above named BEN MOORE and acknowledged the foregoing instrument to be his voluntary act. Before me:



  
Notary Public for Oregon

My Commission Expires: 7/11/08

## **EXHIBIT "A"**

Lot 42 in Block 6 Wagon Trail Acreage's No. 1, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.