

NTC 74502-LW



THIS SPACE RESE

M06-12649

Klamath County, Oregon

06/20/2006 03:12:00 PM

Pages 1 Fee: \$21.00

After recording return to:

JAMES MADDEN

10712 KESTREL ROAD

KLAMATH FALLS, OR 97601

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

JAMES MADDEN

10712 KESTREL ROAD

KLAMATH FALLS, OR 97601

Escrow No. MT74502-LW

Title No. 0074502

SWD

STATUTORY WARRANTY DEED

OWEN E. MOORE and YVONNE I. MOORE, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JAMES MADDEN and ALMA MADDEN, 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:

Lots 256 RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-009A0-01500-000

Key No: 882674

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 **\$640,000.00**.

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 8th day of June, 2006

Owen E. Moore
OWEN E. MOORE

Yvonne I. Moore
YVONNE I. MOORE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 8, 2006 by OWEN E. MOORE and YVONNE I. MOORE.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



21.00