

M06-15217

Klamath County, Oregon

07/28/2006 11:45:55 AM

Pages 1 Fee: \$21.00

After Recording Return to:

BRADLEY ROYCE MOSS

61535 S. HWY 97, STE 9-123

BEND, OR 97702

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

Order No. 60698NP

ASPEN: 63502

WARRANTY DEED

HAROLD ELLIOT, herein called grantor, convey(s) to **BRADLEY ROYCE MOSS**, an individual, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 7, Block 1, Plat No. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$270,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, ORS 197.352. 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 ORS 197.352.

Dated: July 27, 2006

HAROLD ELLIOT

Harold Elliott by Amyee Hess, his attorney in fact

BY:

AMYEE HESS

HIS ATTORNEY IN FACT

STATE OF OREGON, County of DESCHUTES) ss.

On July 27, 2006, personally appeared the above named AMYEE HESS, Attorney in Fact for **HAROLD ELLIOT** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

Nicole J Powell
2/28/08

Official Seal

