



MT75749-SH

After recording return to:

Charles L. Moore

3239 Altamont Avenue

Klamath Falls, OR 97603

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

Charles L. Moore

3239 Altamont Avenue

Klamath Falls, OR 97603

Escrow No. MT75749-SH

Title No. 0075749

SWD

THIS SPACE RE:

2006-017120

Klamath County, Oregon



08/25/2006 11:05:36 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Bob Aveline and Joanne Aveline, as tenants by the entirety, Grantor(s) hereby convey and warrant to
Charles L. Moore and Gail L. Moore, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$50,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER 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 this 23 day of August, 2006

Bob Aveline

Bob Aveline

Joanne Aveline

Joanne Aveline

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 23 2006 by Bob Aveline and Joanne Aveline.

Stacy M. Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2007

2006

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 355 in Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the Southeast corner of the intersection of Home Avenue and Division Street, and running thence South along the East line of Division Street 90 feet; thence East parallel to Home Avenue 50 feet; thence North parallel to Division Street to the South line of Home Avenue; thence West along the South line of Home Avenue to the point of beginning, being a plot of ground fronting 50 feet on Home Avenue and 90 feet on Division Street.

Tax Account No: 3809-033AD-06300-000

Key No: 481507