

2006-018922  
Klamath County, Oregon



After recording return to:  
Christopher Emmons  
3119 Maryland Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Christopher Emmons  
3119 Maryland Avenue  
Klamath Falls, OR 97603

File No.: 7021-897091 (DMC)  
Date: September 13, 2006

THIS S



09/20/2006 03:45:26 PM

Fee: \$31.00

### STATUTORY WARRANTY DEED

**Randy Moss**, Grantor, conveys and warrants to **Christopher Emmons and Jamie L. McLaughlin as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$119,900.00**. (Here comply with requirements of ORS 93.030)

31-F

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 14<sup>th</sup> day of Sept., 2006.

Randy Moss

Randy Moss

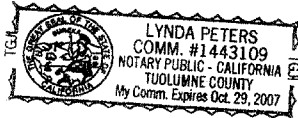
STATE OF California )  
County of Tuolumne )ss.  
)

This instrument was acknowledged before me on this 14<sup>th</sup> day of Sept., 2006 by **Randy Moss**.

Lynda Peters

Notary Public for California

My commission expires: 10-29-07



APN: **527950**

Statutory Warranty Deed  
- continued

File No.: **7021-897091 (DMC)**  
Date: **09/13/2006**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

The E1/2 of Tract 17 in Block 4 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting that portion in the widening of Maryland Street as disclosed by Order recorded July 28, 1969 in Volume M69 Page 6497, records of Klamath County, Oregon.