

MTC 76893-KR



THIS SPACE RESI

2007-002697
Klamath County, Oregon



02/15/2007 02:42:15 PM

Fee: \$26.00

After recording return to:

Michael Moran

11348 Lorena Lane

El Cajon, CA 92020

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

Michael Moran

11348 Lorena Lane

El Cajon, CA 92020

Escrow No. MT76893-KR

Title No. 0076893

SWD

STATUTORY WARRANTY DEED

David A. Rogers and Kathryn S. Rogers, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Michael Moran and Nancy Moran, 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:

LEGAL DESCRIPTION

Parcel 1:

Lot 10 in Block 11 of Tract 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3408-027B0-00800-000

Key No: 209768

Parcel 2:

Parcel 2 of Land Partition 47-94, being a partition of Parcel 2 of Land Partition 32-91 as adjusted by Boundary Line Adjustment 1-92, said Land Partition situated in Sections 26 and 27, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3408-00000-02704-000

Key No: 877837

Tax Account No: 3408-027B0-06101-000

Key No: 877839

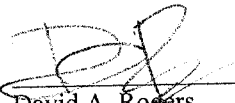
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$350,000.00**.

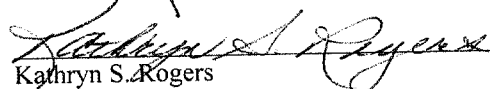
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

26.00

Dated this 13th day of FEB., 2007.



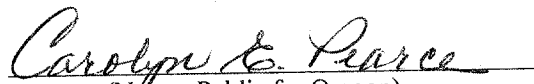
David A. Rogers



Kathryn S. Rogers

State of Oregon
County of Linn

This instrument was acknowledged before me on Feb 13th, 2007 by David A. Rogers and Kathryn S. Rogers.



(Notary Public for Oregon)

My commission expires May 30, 2010

