

MTCT91114

2007-008669

Klamath County, Oregon



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05/11/2007 11:24:26 AM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

CHRISTOPHER L. MOUL and LEIGH S. MOUL, as tenants by the entirety,
Grantor,

conveys and warrants to

KEVIN SWANSON and DIANA SWANSON, as tenants by the entirety, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 16, Block 1, TALL PINES ESTATES, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

Tax Account No(s): 807880

Map/Tax Lot No(s): 2508017BO-00800

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$315,000.00 .

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, 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 9th day of May, 2007.

Christopher L. Moul
CHRISTOPHER L. MOUL

Leigh S. Moul
LEIGH S. MOUL

STATE OF CALIFORNIA, COUNTY OF Los Angeles SS.

This instrument was acknowledged before me on May 9, 2007 by CHRISTOPHER L.
MOUL and LEIGH S. MOUL.

Barbara E. Shope
(Notary Public)

My commission expires Jan 22, 2010

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

KEVIN & DIANA SWANSON
34653 SE RANCHERO AVE
ALBANY, OR 97322

TITLE NO. 79116

Escrow 14-0014507

