

2007-009370

Klamath County, Oregon



00023126200700093700020029

05/23/2007 03:40:24 PM

Fee: \$26.00

After Recording Return to:

GEOFFREY MOFFITT

P.O. Box 100

John Day, Or. 97845

Until a change is requested all tax statements

Shall be sent to the following address:

GEOFFREY MOFFITT

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 64629 MS

MARK T. ANGULO and BECKIE ANGULO, herein called grantor, convey(s) to GEOFFREY MOFFITT, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 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 \$230,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated May 22, 2007.


MARK T. ANGULO


BECKIE ANGULO


STATE OF OREGON, County of KLAMATH) ss.

On May 23, 2007 personally appeared the above named MARK T. ANGULO and BECKIE ANGULO and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064629

Before me: 
Notary Public for Oregon
My commission expires: 31/10/09

Official Seal

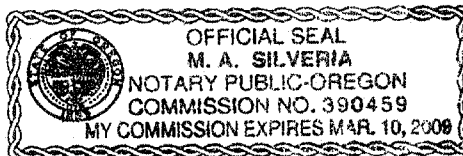


Exhibit A

A portion of the NW 1/4 of the SW 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the point where the North line of that certain parcel of land conveyed to R. R. Proebstel by Deed recorded in Volume 120 at Page 575, Klamath County Deed Records, intersects the West line of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning bears South along said section line, 1115.6 feet from the one quarter corner on the West side of said Section 7; thence South 89° 51' East along the North line of said R. R. Proebstel property a distance of 440 feet; thence North 47° 18' East 150.5 feet; thence South 75° 45' East 43.3 feet to the West bank of the Enterprise Irrigation District Canal; thence South 38° 15' East 238 feet; thence South 88° 22' West 730.7 feet, more or less, to the West line of said Section 7; thence North 108.2 feet, more or less, to the point of beginning, being a portion of the NW 1/4 of the SW 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT that portion lying within the Klamath Falls-Merrill State Highway 39.

CODE 043 MAP 3910-007CB TL 02100 KEY #591112