

MTC 79399-TM



THIS SPACE

2007-010938
Klamath County, Oregon



06/18/2007 02:56:51 PM

Fee: \$21.00

After recording return to:

Tau Van Tu

1481 Poplar Drive Apt 6

MEDFORD, OR 97504

Until a change is requested all
tax statements shall be sent to

The following address:

Tau Van Tu

1481 Poplar Drive Apt 6

MEDFORD, OR 97504

Escrow No. MT79399-TM

Title No. 0079399

SWD

STATUTORY WARRANTY DEED

Curtis A. Moore and Maria E. Moore, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Tau Van Tu**, 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:

Lot 54, TRACT 1428 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$270,000.00**.

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 14 day of June, 2007

Curtis A. Moore

Curtis A. Moore,

Maria E. Moore

By: Maria E. Moore, his attorney in fact

Maria E. Moore

Maria E. Moore

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 14, 2007 by Curtis A. Moore and Maria E. Moore, individually

and as attorney in fact

for Curtis A. Moore

[Signature]

(Notary Public for Oregon)

My commission expires 12/17/09

