



THIS SPACE RESE

2007-015469

Klamath County, Oregon



00030464200700154690020026

08/31/2007 03:19:32 PM

Fee: \$26.00

MT79956-TM

After recording return to:

Withers W. Moncure

1837 Lexington Avenue

Klamath Falls, OR 97601

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

Withers W. Moncure

1837 Lexington Avenue

Klamath Falls, OR 97601

Escrow No. MT79956-TM

Title No. 0079956

SWD

STATUTORY WARRANTY DEED

Richard J. Amorosa and Pamela G. Amorosa, as tenants by the entirety, Grantor(s) hereby convey and warrant to Withers W. Moncure and Fernando A. Moncure, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$159,900.00.

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 29th day of August, 07.

Richard J. Amorosa

Pamela G. Amorosa

State of Nevada
County of Washoe

This instrument was acknowledged before me on August 29, 2007 by Richard J. Amorosa and Pamela G. Amorosa.

Gloria M. Jarvis

(Notary Public)



GLORIA M. JARVIS

Notary Public - State of Nevada

Appointment Recorded in Washoe County

No. 92-0419-2 - Expires November 5, 2008

My commission expires 11-5-08

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

The Northwesterly 50 feet of Lot 6, Block 43 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly as follows:

Beginning at the most Westerly corner Lot 6, Block 43 of FIRST ADDITION to the City of Klamath Falls; thence Southerly along the Easterly line of Fifth Street, 50 feet; thence Easterly at right angles to Fifth Street, 52.1 feet; thence Northwesterly parallel with Fifth Street and along the lot lines of Lots 6 and 7 of said Block 43, 50 feet; thence Westerly along the Southerly line of the alley in said Block 43, 52.1 feet to the place of beginning, being the Northwesterly 50 feet of Lot 6 in said Block and Addition.

*Unofficial
copy*