

2007-018399

Klamath County, Oregon



After recording return to:  
Matthew J. Charlesworth and Jamie  
A. Charlesworth  
19104 Obsidian Road  
Bend, OR 97702

Until a change is requested all tax statements  
shall be sent to the following address:  
Matthew J. Charlesworth and Jamie A.  
Charlesworth  
19104 Obsidian Road  
Bend, OR 97702

File No.: 7021-1113877 (DMC)  
Date: September 28, 2007

THIS SPA



10/25/2007 03:35:01 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Natalie Moss, Trustee of The Natalie Moss Living Trust, U/A/D September 24, 2004**, Grantor,  
conveys and warrants to **Matthew J. Charlesworth and Jamie A. Charlesworth as tenants by the  
entirety**, Grantee, the following described real property free of liens and encumbrances, except as  
specifically set forth herein:

**LOT 74 BLOCK 32, NIMROD RIVER PARK 4TH ADDITION, ACCORDING TO THE DULY  
RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
COUNTY, OREGON.**

**Subject to:**

1. The **2007-2008** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in  
the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$11,000.00**. (Here comply with requirements of ORS 93.030)

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 23<sup>rd</sup> day of October, 2007.

Natalie Moss, Trustee of The Natalie Moss  
Living Trust u/d/a Septebmer 24, 2004

Natalie Moss, Trustee  
Natalie Moss, Trustee

STATE OF California )  
 )ss.  
County of Butte )

This instrument was acknowledged before me on this 23<sup>rd</sup> day of October, 2007  
by Natalie Moss as Trustee of The Natalie Moss Living Trust, on behalf of the Trust.

[Signature]  
Notary Public for California  
My commission expires: 7-2-11

