

2007-019086

Klamath County, Oregon



00034774200700190860020021

11/07/2007 11:25:27 AM

Fee: \$26.00



After recording return to:

Linnea Moss  
P.O. Box 1225  
Tuolumne, CA 95379

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

Linnea Moss  
P.O. Box 1225  
Tuolumne, CA 95379

File No.: 7021-1103277 (DMC)

Date: October 02, 2007

THIS SPACE

### STATUTORY WARRANTY DEED

**David L. Coulson**, Grantor, conveys and warrants to **Linnea Moss**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**A TRACT OF LAND IN GOVERNMENT LOTS 1 AND 6, SECTION 7, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 1096.7 FEET SOUTH OF THE CORNER OF SECTIONS 5, 6, 7 AND 8, SAID TOWNSHIP AND RANGE; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 205.3 FEET; THENCE WEST TO THE EASTERLY LINE OF THE KENO-WORDEN ROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID ROAD TO A POINT THAT IS WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.**

**Subject to:**

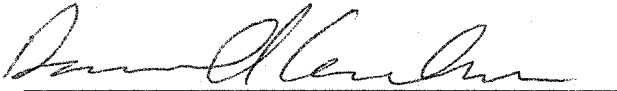
1. The **2007-2008** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$170,000.00**. (Here comply with requirements of ORS 93.030)

F-26

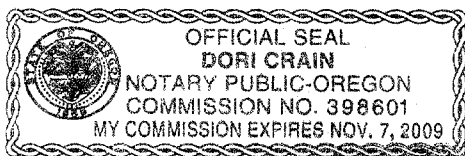
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

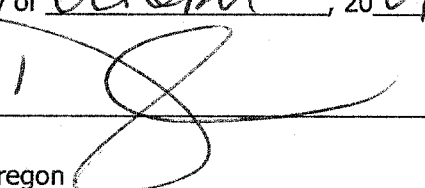
Dated this 30 day of October, 2007.

  
David L. Coulson

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 30 day of October, 2007  
by **David L. Coulson**.



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009