



After recording return to:
Tina Moore
212 Schoolhouse Lane
Shady Cove, OR 97539

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

Tina Moore
212 Schoolhouse Lane
Shady Cove, OR 97539

File No.: 7021-1137440 (DMC)
Date: November 13, 2007

2007-020577
Klamath County, Oregon



00036550200700205770020021

12/07/2007 02:45:07 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

California Union Properties, LLC, Grantor, conveys and warrants to **Tina Moore as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A parcel of land located in Block 3 of HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Hessig Street 165.34 feet South 00°01'23" West from the original Northwest corner of Block 3, HESSIG ADDITION TO FORT KLAMATH; running thence East 143.50 feet; thence South 00°01'23" West 50.00 feet; thence East 78.50 feet; thence South 00°01'23" West 30.00 feet to the centerline of vacated 5th Street; thence along said centerline, West 222.00 feet to the Easterly right of way of Hessig Street, thence along said right of way line; North 00°01'23" East 80.00 feet to the point of beginning.

Subject to:

1. 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 **\$145,900.00**. (Here comply with requirements of ORS 93.030)

APN: R797212

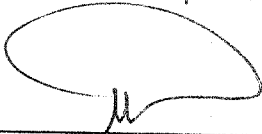
Statutory Warranty Deed
- continued

File No.: 7021-1137440 (DMC)
Date: 11/13/2007

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 14th day of November, 2007.

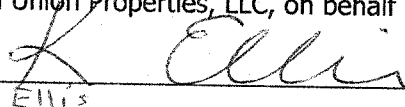
California Union Properties, LLC



By: John Myrtakis, Registered Agent

STATE OF California)
)ss.
County of Stanislaus)

This instrument was acknowledged before me on this 14th day of November, 2007 by John Myrtakis as Registered Agent of California Union Properties, LLC, on behalf of the LLC.



K. Ellis

Notary Public for Stanislaus County
My commission expires: May 28, 2010

