

2007-021184

Klamath County, Oregon



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12/19/2007 03:51:02 PM

Fee: \$21.00

After Recording Return to:

ARVIL E. MOSES JR. and FLORINDA R. MOSES

7107 Turner St.
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

ARVIL E. MOSES JR. and FLORINDA R. MOSES

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 65386MS

JUANITA SCHMECK, herein called grantor, convey(s) to ARVIL E. MOSES JR. and FLORINDA R. MOSES, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The NE 1/2 of Lot 44 and Lot 45, Block 1, Tract No. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 100 MAP 3909-013AA TL 05100 KEY #568521

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

[]

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$125,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated [December 19, 2007].

Juanita Schmeck
JUANITA SCHMECK

STATE OF OREGON, County of Klamath ss.

On December 19, 2007 personally appeared the above named ~~RECK X SCHMECK AS~~ MS
ATTORNEY IN FACT FOR JUANITA SCHMECK and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65386MS

Before me: MS
Notary Public for Oregon
My commission expires: [3/10/09]

Official Seal

