

2008-002250

Klamath County, Oregon



00040533200800022500010013

02/22/2008 11:17:09 AM

Fee: \$21.00

After Recording Return to:

MARCOS FLORES

540 Division Street

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MARCOS FLORES

c/o Carroll L. Moulton

1117 Tamera Drive

Klamath Falls, OR 97603

WARRANTY DEED

(INDIVIDUAL)

ATZ: 65591 PC

CARROLL L. MOULTON and LOUISE E. MOULTON, husband and wife, as tenants by the entirety, herein called grantor, convey(s) to MARCOS FLORES, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The North 50 feet of Lot 340, Block 112, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033AC TL 01300 KEY #480241

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

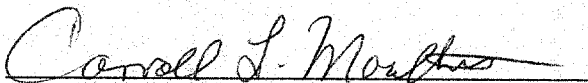
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$67,000.00.

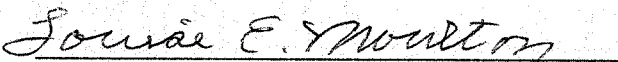
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated February 21, 2008.



CARROLL L. MOULTON



LOUISE E. MOULTON

STATE OF OREGON, County of KLAMATH) ss.

On FEBRUARY 21ST, 2008 personally appeared the above named CARROLL L. MOULTON and LOUISE E. MOULTON and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



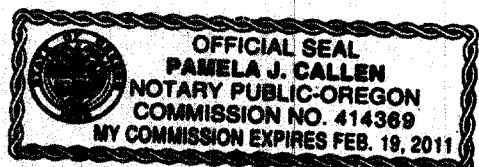
525 Main Street
Klamath Falls, OR 97601
Order No.: 00065591

Before me:

Notary Public for Oregon

My commission expires: 02-19-2011

Official Seal



#21-14