

MTC82168



2008-005753

Klamath County, Oregon



00044590200800057530010015

04/21/2008 03:24:30 PM

Fee: \$21.00

TITLE NO. 0082168
ESCROW NO. EU08-0952
TAX ACCT. NO. 2507-036C0-00700-000
MAP/TAX LOT NO. KEY 157966 CODE 252

WARRANTY DEED -- STATUTORY FORM

SAM W. DEMANETT and CYNTHIA L. DEMANETT, as tenants by the entirety, Grantor,

conveys and warrants to

JOHN MOORE and SHANNON MOORE, ^{husband and wife}
Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 1, Block 1, TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Except the following encumbrances:

Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$65,000.00 .

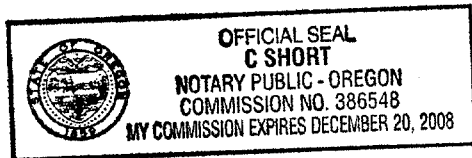
Dated this 14 day of April, 2008.

SAM W. DEMANETT

CYNTHIA L. DEMANETT

State of Oregon
County of LANE

This instrument was acknowledged before me on April 14, 2008 by SAM W. DEMANETT and CYNTHIA L. DEMANETT.



(Notary Public for Oregon)
My commission expires 12/20/08

SAM W. DEMANETT
PO BOX 853
CRESWELL, OR 97426
GRANTOR'S NAME AND ADDRESS

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

JOHN MOORE
702 N 67TH PLACE
SPRINGFIELD, OR 97477
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

2/11/11 WRD