

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Adrienne A. Abdill
 PO Box 113
 Sprague River, Oregon 97639
 Grantor's Name and Address
 Stephen A. Moser
 PO Box 210
 Willamina, Oregon 97396
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Stephen A. Moser
 PO Box 210
 Willamina, Oregon 97396

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Stephen A. Moser
 PO Box 210
 Willamina, Oregon 97396

2008-009921

Klamath County, Oregon



00049501200800099210020028

SPACE RESEI

FOR

RECORDER'S.

07/09/2008 10:14:07 AM

Fee: \$26.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Adrienne A. Abdill PO Box 113
 Sprague River, Oregon 97639
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Stephen A. Moser
 PO Box 210 Willamina, Oregon 97396
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 23, Block 20 Sprague River Valley Acres
 Assessor's # - R-3623-006C0-02300-000
 Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00. However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate
 which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. Sec ORS 93.030.)

(OVER)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

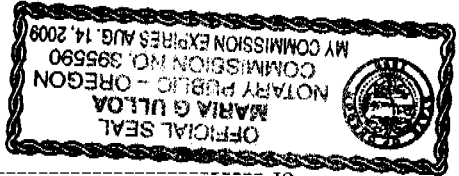
and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on _____ April 14, 2008 _____, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. TRANSFERRED 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.

STATE OF OREGON, County of Yamhill
This instrument was acknowledged before me on April 14, 2008 by _____
This instrument was acknowledged before me on _____
by _____
of _____
as _____
by _____



My commission expires August 14, 2009
Notary Public for Oregon
Maria G. Ulloa