



00050731200800108880020026

07/31/2008 03:38:59 PM

Fee: \$26.00



After recording return to:
Joshua Moore
4304 Wiard Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Joshua Moore
4304 Wiard Street
Klamath Falls, OR 97603

File No.: 7021-1258046 (ALF)
Date: July 08, 2008

STATUTORY WARRANTY DEED

✓ **Alice L. Riggs**, Grantor, conveys and warrants to **Joshua Moore**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *JDM*

✓ **LOT 18, BLOCK 2, TRACT NO. 1044, WEMBLY PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON.**

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$168,000.00**. (Here comply with requirements of ORS 93.030)

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, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

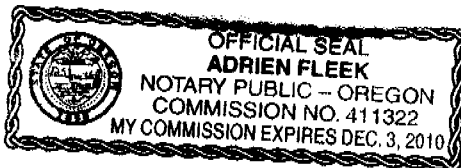
Dated this 31 day of July, 2008.

Alice L. Riggs
Alice L. Riggs

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 31 day of July, 2008
by **Alice L. Riggs**.

Adrien Fleeck



Notary Public for Oregon

My commission expires:

12-3-10