

2008-012467

Klamath County, Oregon



00052708200800124670020022

09/05/2008 03:01:09 PM

Fee: \$26.00

After Recording Return to:

CHARLES R. BROCKETT and

ELLEN H. BROCKETT

735th Greenwood #28

Redmond, OR 97756

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

66101 ATE

WARRANTY DEED

(INDIVIDUAL)

CHARLES L. MOORE and GAIL L. MOORE, tenants by the entirety, herein called grantor, convey(s) to CHARLES R. BROCKETT and ELLEN H. BROCKETT, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT A

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 \$54,900.00.

(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, 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 August 26, 2008.

Charles L. Moore

CHARLES L. MOORE

Gail L. Moore

GAIL L. MOORE

STATE OF OREGON, County of Klamath) ss.

On September 4, 2008 personally appeared the above named CHARLES L. MOORE and GAIL L. MOORE 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.: 66101PS

Before me:

Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal



EXHIBIT A

A PORTION OF Lot 355 in Block 123, 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, more particularly described as follows:

Beginning at a point which is the Southeast corner of the intersection of Home Avenue and Division Street, and running thence South along the East line of Division Street 90 feet; thence East parallel to Home Avenue 50 feet; thence North parallel to Division Street to the South line of Home Avenue; thence West along the South line of Home Avenue to the point of beginning, a plot of ground fronting 50 feet of Home Avenue and 90 feet on Division Street.

CODE: 001 MAP 3809-033AD TL: 06300 KEY# 481507