

2008-012852

Klamath County, Oregon



00053201200800128520020025

09/15/2008 03:15:14 PM

Fee: \$26.00



After recording return to:
Charles W. Moresi, Jr. and Eileen M. Moresi
2300 Linda Vista
Klamath Falls, OR 97601

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

Charles W. Moresi, Jr. and Eileen M. Moresi
2300 Linda Vista
Klamath Falls, OR 97601

File No.: 7021-1271438 (DMC)

Date: August 14, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Michael G. Justin, Grantor, conveys and warrants to **Charles W. Moresi, Jr. and Eileen M. Moresi as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 1 IN BLOCK 1 OF FIRST ADDITION TO LOMA LINDA HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, 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 **\$370,000.00**. (Here comply with requirements of ORS 93.030)

F24-


APN: R306831

Statutory Warranty Deed
- continued

File No.: 7021-1271438 (DMC)
Date: 08/14/2008

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.

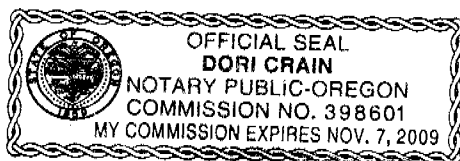
Dated this 12 day of September, 2008.

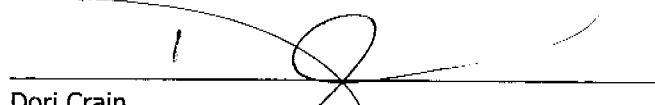


Michael G. Justin

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 12 day of September, 2008
by **Michael G. Justin.**





Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009