

WTC 83616-SH



THIS SPACE RE:

2008-014476

Klamath County, Oregon



00055168200800144760010010

10/23/2008 03:16:36 PM

Fee: \$21.00

After recording return to:

SEAN S. SULLIVAN

623 HIGH STREET

KLAMATH FALLS, OR 97601

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

SEAN S. SULLIVAN

623 HIGH STREET

KLAMATH FALLS, OR 97601

Escrow No. MT83616-SH

Title No. 0083616

SWD

STATUTORY WARRANTY DEED

JAMES H. MOORE and LELA E. MOORE, as tenants by the entirety, Grantor(s) hereby convey and warrant to SEAN S. SULLIVAN and JENIFER L. SULLIVAN, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 3 in Block 2 of MIRACLE MANOR, TRACT 1165, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$373,000.00**.

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.

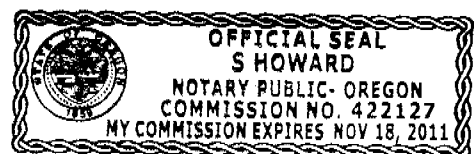
Dated this 22 day of October, 2008

James H. Moore
JAMES H. MOORE

Lela E. Moore
LELA E. MOORE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 22, 2008 by JAMES H. MOORE and LELA E. MOORE.



S. Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2011

21Amf