

2009-005691

Klamath County, Oregon



00064826200900056910050057

04/24/2009 03:38:27 PM

Fee: \$41.00

After Recording Return to:

ALLEN MOATES

7100 Hwy 97 S.

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

ALLEN MOATES

7100 Hwy 97 S.

Klamath Falls, OR 97601

ATE 66678

WARRANTY DEED

(INDIVIDUAL)

THIS DEED IS BEING EXECUTED IN COUNTERPART

HELEN MARIE GRIFFITH, FRANCES COMER, JACK KUHN, LARRY KUHN, ROBERT KUHN AND JAMES KUHN, herein called grantor, convey(s) to ALLEN MOATES, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$24,000.00**.
(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 April 16, 2009.

Helen Marie Griffith
HELEN MARIE GRIFFITH

Frances Comer
FRANCES COMER

JACK KUHN

LARRY KUHN

ROBERT KUHN

JAMES KUHN

STATE OF Oregon, County of Klamath ss.On April 22, 2009 personally appeared the above named

Helen Marie Griffith and Frances Comer and acknowledged the foregoing instrument to be [* his/her/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66678PS

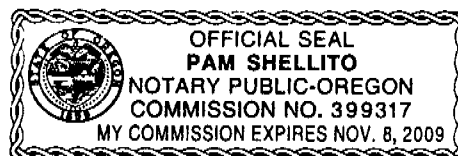
Before me:

Notary Public for Oregon

My commission expires:

Nov 8, 2009

Official Seal



After Recording Return to:
ALLEN MOATES
7100 Hwy 97 S.
Klamath Falls, OR 97601
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ALLEN MOATES
7100 Hwy 97 S.
Klamath Falls, OR 97601

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(INDIVIDUAL)

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See Exhibit A attached hereto and made a part hereof.

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Dated **April 16, 2009**.

HELEN MARIE GRIFFITH

FRANCES COMER

JACK KUHN

Larry Kuhn

LARRY KUHN

ROBERT KUHN

JAMES KUHN

STATE OF Oregon, County of Deschutes) ss.

On April 22, 2009 personally appeared the above named

Larry Kuhn and acknowledged the foregoing instrument to be [* his/her/their] voluntary act and deed.

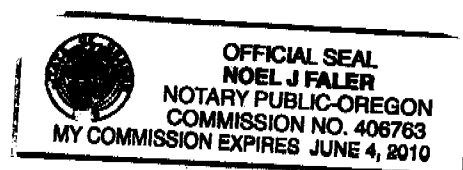
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66678PS

Before me: Noel J. Faler
Notary Public for US Bank
My commission expires: 6/4/2010

Official Seal



After Recording Return to:
ALLEN MOATES
7100 Hwy 97 S.
Klamath Falls, OR 97601
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Shall be sent to the following address:
ALLEN MOATES
7100 Hwy 97 S.
Klamath Falls, OR 97601

WARRANTY DEED
(INDIVIDUAL)

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See Exhibit A attached hereto and made a part hereof.

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Dated **April 16, 2009**.

HELEN MARIE GRIFFITH

FRANCES COMER

JACK KUHN

LARRY KUHN

ROBERT KUHN

JAMES KUHN

STATE OF Nevada, County of Clark) ss.

On 22 April, 2009 personally appeared the above named

Robert Kuhn and acknowledged the foregoing instrument to be his [his/her/their] voluntary act and deed.

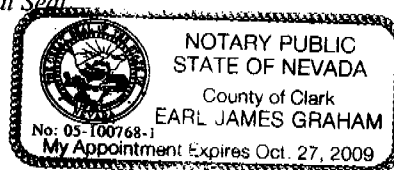
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66678PS

Before me: Earl James Graham
Notary Public for Nevada, County Clark
My commission expires: OCT 27, 2009

Official Seal



After Recording Return to:
ALLEN MOATES
7100 Hwy 97 S.
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ALLEN MOATES
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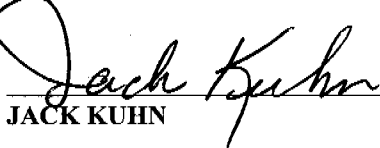
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Dated April 16, 2009.

HELEN MARIE GRIFFITH

FRANCES COMER



JACK KUHN

LARRY KUHN

ROBERT KUHN

JAMES KUHN

STATE OF Oregon, County of Clackamas) ss.


On April 22, 2009 personally appeared the above named

Jack Kuhn and acknowledged the foregoing instrument to be [* his/her/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66678PS

Before me: 

Notary Public for State Oregon

My commission expires: Feb 6, 2012

Official Seal

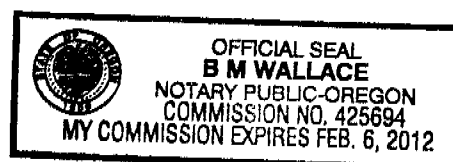


EXHIBIT A

Beginning at a point on the East line of Lot 12 of ALTAMONT SMALL FARMS, 10 feet South of the Northeast corner of said Lot; thence South along said East line a distance of 100 feet to a point; thence West at right angles to said East line a distance of 100 feet to a point; thence North and parallel with said East line a distance of 100 feet to a point; thence East and parallel with the North line of said Lot a distance of 100 feet to the point of beginning.

CODE: 024 MAP: 3909-015CB TL: 00100 KEY: 579190