

451

M-65 PAGE 1795

SK

KNOW ALL MEN BY THESE PRESENTS, That Sam E. Moss and Jessie M. Moss, husband and wife,

hereinafter called the grantor,
in consideration of Ten & no/100, (\$10.00) Dollars,

to grantor paid by Earl Claude Badley and Lucille Margaret Badley, husband and wife, hereinafter called the grantee,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 94, PLEASANT HOME TRACTS NO. 2, Klamath County, Ore.

Subject to: Acreage and use limitations under provisions of the United States statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Regulations, liens, assessments and laws relating thereto of the South Suburban Sanitary District; Reservations and restrictions contained in deed recorded in Book 190 at page 171, Deed Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, executed by Sam E. Moss and Jessie M. Moss, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, dated Nov. 13, 1962, recorded Nov. 14, 1962, in Volume 214 at page 9, Mortgage Records of Klamath County, Oregon, the unpaid balance which grantees herein assume and agree to pay,

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand and seal this 1 day of September, 19 65.



x Sam E. Moss (SEAL)
x Jessie M. Moss (SEAL)
(SEAL)
(SEAL)

(ORS 93.490) Washington

STATE OF OREGON, County of ss. September 1, 19 65

Personally appeared the above named Sam E. Moss and Jessie M. Moss, husband and wife

and acknowledged the foregoing instrument to be Their voluntary act and deed.

Before me:

Luther D. Spaulding, Notary Public for Oregon, Washington
My commission expires

(OFFICIAL SEAL)

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of September, 19 65, at 3:15 o'clock P.M., and recorded in book M-65 on page 1795 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk—Recorder.

By *Sam E. Moss* Deputy.

Fee 1.50