

SN

A-26863

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KNOW ALL MEN BY THESE PRESENTS, That WARREN F. MOORE and PATRICIA M. MOORE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDERICK W. HYDE and ELIZABETH H. HYDE, as initial trustees under that certain trust agreement dated June 5, 1975 wherein Frederick W. Hyde and Elizabeth H. Hyde are trustees, 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 10 in Block 4, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT to the following:

- 1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations and contracts, easements, and water and irrigation rights in connection therewith.
- 2) Rules, regulations and assessments of South Suburban Sanitary District.
- 3) Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District.
- 4) Reservations and restrictions contained in the dedication and on the plat of Tract No. 1025 Winchester as shown in Exhibit A.
- 5) Declaration of Covenants, Conditions and Restrictions for Tract No. 1025 Winchester, Division No. 2, dated February 5, 1971, recorded September 9, 1971, Volume M71 page 9617, Microfilm records of Klamath County, Oregon, as shown in Exhibit B.
- 6) Trust Deed, including the terms and provisions thereof, given by Warren F. Moore and Patricia M. Moore, husband and wife, as grantors, to Klamath County Title Company, as trustee, for First National Bank of Oregon, as beneficiary, dated December 10, 1971, recorded December 13, 1971, in Volume M71 page 13040 Microfilm records of Klamath County, Oregon, to secure the payment of \$18,000.00. By assignment dated February 28, 1972, recorded February 29, 1972, in Volume M72 page 2126, Microfilm records of Klamath County, Oregon said deed was assigned to Federal National Mortgage Association, which purchasers assume and agree to pay.

To Have and to Hold the same 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 stated above

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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,300.00 .
① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ①

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 23 day of April, 19 76

Warren F. Moore
Patricia M. Moore

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See CRS 93.030.

Until a change is requested, all tax statements shall be sent to the following name and address

First National Bank of Oregon - Real Estate Loan Dept. -
P.O. Box 3131 - Portland, OR 97208

STATE OF OREGON,

County of Klamath

} ss.

BE IT REMEMBERED, That on this 23 day of April, 19 76
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named WARREN F. MOORE and PATRICIA M. MOORE, husband and wife,

known to me to be the identical individual described in and who executed the within instrument and ac-
knowledgeed to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Notary Public for Oregon.

My Commission expires 8-1-79

WARRANTY DEED

(FORM No. 763)

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON

County of Klamath

} ss.

I certify that the within instru-
ment was received for record on the
26th day of APRIL, 19 76,
at 12:01 o'clock P.M., and recorded
in book M. 76 on page 6079 or as
file number 12954. Record of
Deeds of said County.
Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Fredrick W. Hyde* Deputy.

AFTER RECORDING RETURN TO

FREDRICK W. HYDE

Box 305

E34 Or.

FEE \$ 6.00