

h# 01-41030 KIT A-27497

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22698

-WARRANTY DEED-

JAMES R. ADAIR, Grantor, conveys and warrants to ROBERT C. MOAT and MARY D. MOAT, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 5 in Block 114, BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; assessments and charges of City of Klamath Falls for sewer services; 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 Nineteen Thousand and No/100ths (\$19,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: First Federal-2943 So. Sixth St.-City

DATED this 30 day of November, 1976.

STATE OF OREGON }
County of Klamath } ss.

November 30, 1976.

Personally appeared the above-named JAMES R. ADAIR and acknowledged the foregoing instrument to be his voluntary act. Before me:

Edna F. Tucker
Notary Public for Oregon
My Commission expires: April 9, 1977

Return: First Federal
2943 So. Sixth St.-City

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON,
County of Klamath
Filed for record at request of

KLAMATH COUNTY TITLE CO
on this 9th day of DECEMBER A.D. 1976
at 11:15 o'clock A.M. and day
recorded in Vol. 76 of DEEDS

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Wm D. MILLER, County Clerk
By *Harold Drayton* Deputy
\$ 3.00