

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. MOULTON and BEVERLY E. MOULTON, 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 8 in Block 9 of Tract 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. An Easement created by instrument recorded April 5, 1940 in Volume 128, page 267.
3. An Easement created by instrument recorded June 8, 1956 in Volume 284, page 22.
4. Easement covering water mains running to well site described in Deed Volume 285, page 257, as granted to various lot owners in Moyina.
5. Restrictions and easements contained in plat dedication.
6. A 20 foot building setback line from Hilton Drive as shown on dedicated plat.
7. An 8 foot utility easement over the rear of said lot as shown on dedicated plat.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 set forth above and apparent upon the land,

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 \$ 8,500.00

~~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 14th day of April, 1978

Amos Dollard

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named

Amos Dollard

April 14, 1978

and acknowledged the foregoing instrument to be

his voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Judy Blubbe
Notary Public for Oregon
My commission expires 8-23-81

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard L. & Beverly E. Moulton
1875 Hope Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of April, 1978, at 11:40 o'clock A.M., and recorded in book M78 on page 7239 or as file/reel number 46290

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By: [Signature] Deputy

Fee \$3.00