

73680

WARRANTY DEED

Vol. 79 Page 21475

KNOW ALL MEN BY THESE PRESENTS, That TERRY R. MOORE and MARGIE M. MOORE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN E. GRIFFITH S and DARLENE S. GRIFFITHS, 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 27, in Block 6, TRACT NO. 1035, GATEWOOD, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

- Continued on the reverse side of this deed -

(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 stated on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said 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 \$ 66,550.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of August, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

TERRY R. MOORE
TERRY R. MOORE attorney in fact for MARGIE M. MOORE

STATE OF OREGON,
County of Klamath } ss.
August 28, 1979

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and

_____, who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: 6/19/83

(OFFICIAL SEAL)

Personally appeared the above named TERRY R. MOORE for himself and as attorney in fact for MARGIE M. MOORE

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

Notary Public for Oregon
My commission expires: 6/19/83

Mr. and Mrs. Terry R. Moore
4880 Gatewood
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. John E. Griffiths
5112 Bryant
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME as Grantee

NAME, ADDRESS, ZIP

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

SAME as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

- Continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. Set back provisions as delineated on the recorded plat. (25 feet from front lot line)
4. Utility easements as delineated on the recorded plat along rear 16 feet.
5. Restrictions and easements as contained in plat dedication.
6. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.
7. The effect of a 1.6 foot infringement of building set back line as disclosed by document dated June 12, 1975, recorded June 12, 1975 in Volume M75, page 6625, Microfilm Records of Klamath County, Oregon.
8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
 Dated: August 17, 1978
 Recorded: August 17, 1978
 Volume: M78, page 18290, Microfilm Records of Klamath County, Oregon
 Amount: \$47,000.00
 Grantor: Terry R. Moore and Margie M. Moore, husband and wife
 Trustee: William Sisemore
 Beneficiary: Klamath First Federal Savings & Loan Association
9. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
 Dated: August 10, 1979
 Recorded: August 16, 1979
 Volume: M78, page 19530, Microfilm Records of Klamath County, Oregon
 Amount: \$20,000.00
 Mortgagor: Terry R. Moore and Margie M. Moore, husband and wife
 Mortgagee: Western Bank, an Oregon banking corporation

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 10th day of September A. D. 1979 at 10:05 o'clock A. M., and

fully recorded in Vol. M79, of Deeds on Page 21475

Wm D. MILNE, County Clerk

By Bernetha Shetsch

Fee \$7.00