

93464

WARRANTY DEED

Vol. 70 Page 23766

FOR ALL MEN BY THESE PRESENTS, That PATRICK V. MOORE and PATRICIA J. MOORE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY ASARO and CATHERINE M. ASARO, husband and wife 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:

A tract of land situated in Lot 63 of FAIRACRES SUBDIVISION NO. 1 in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 63; thence North 178.4 feet to the point of beginning; thence West 100.0 feet; thence North 100.00 feet; thence East to the East line of said Lot 63; thence South 100.0 feet to the Southeast corner of the property herein described.

EXCEPTING THEREFROM the Easterly 5 feet of said property acquired by Klamath County for the widening of Homedale Road, in Deed Volume 349, page 511.

(continued on the reverse side of this deed)

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(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 \$ 36,000.00

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 8th day of December, 1980; 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)

STATE OF OREGON,

County of Klamath } ss.
December 8, 1980

Personally appeared the above named PATRICK V. MOORE and PATRICIA J. MOORE, husband and wife

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

OFFICIAL SEAL

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

Mr. & Mrs. Patrick V. Moore
1540 Homedale Road
Klamath Falls, OR 97601

Mr. & Mrs. Stanley B. Asaro
1540 Homedale
Klamath Falls, OR 97601

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Should a change in requested oil tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of } ss.
December 8, 1980

Personally appeared and 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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1980, at o'clock M., and recorded in book on page or as file/recd number.

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer
Deputy

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(continued from the reverse side of this deed)

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SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations and restrictions, including the terms and provisions thereof, in Deed from Walter T. Smith, et al to H. E. Webb, dated May 13, 1927, recorded July 10, 1929, in Book 86, page 561, Deed Records of Klamath County, Oregon, including but not limited to the following:
"Excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same."
5. An easement created by instrument, including the terms and provisions thereof, Recorded: October 30, 1959
Volume: 316, page 692, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Company
For: Right of way 6.5 feet wide

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed and sworn to before me this 8th day of December, A. D. 1980, at 2:33 o'clock P. M., and duly recorded in Vol. M80, of Deeds on Page 23766

W. D. MILNE, County Clerk

Fee \$7.00

By Bernetha J. Leitch