

22690

MTC 6254-4 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DELORES S. VALLIER, Initial Trustee
of the Delores S. Vallier 1982 Trust UTA dated August 26, 1982
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Randall L. Moyer and Joyce R. Moyer, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 33, WEST PARK, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

(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 on the reverse 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 \$ 56,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 20th day of April, 1983;
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.

Delores S. Vallier, Initial Trustee
DELORES S. VALLIER, Initial Trustee

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 20th, 1983

Personally appeared _____, 19____, 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 be-
half 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:

(OFFICIAL
SEAL)(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

Delores S. Vallier

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Randall L. Moyer
1445 Siskiyou
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,) ss.

County of _____

I certify that the within instru-
ment 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.

Recording Officer

By _____

Deputy

SUBJECT TO:

0110

06111

1. Taxes, including the current fiscal year have been assessed with Veterans' Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied..
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. A 6' utility easement along Easterly lot line as shown on dedicated plat.
4. Restrictions as contained in plat dedication, to wit:
"Subject to building setbacks and regulations as set by the Zoning Ordinances of the City of Klamath Falls, Oregon and to utility easements as shown on the annexed plat."
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, dated September 10, 1956, recorded September 21, 1956 in Volume 286, page 611, Deed Records of Klamath County, Oregon.
6. Right of Way in favor of the California Oregon Power Company, a California corporation, as disclosed by instrument recorded in Volume 287, page 446, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 21 day of April A.D. 1983 at 9:51 o'clock AM., and
duly recorded in Vol. M83, of 1 Deeds on Page 6110

fee 8.00

EV. LYN BIEHN, County Clerk

By Mae L. Luma