

MOUNTAIN TITLE COMPANY INC.

24782

MTC 12506

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

FRANCIS W. MOON

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARTHUR L. COMBS and VERA M. COMBS, 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 5, Block 9, TRACT 1064, FIRST ADDITION TO 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 -

MOUNTAIN TITLE COMPANY INC.

(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 and those apparent upon the land, if any, as of the date of this deed

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 \$51,100.00

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 20th day of June, 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.

(If executed by a corporation, affix corporate seal)

FRANCIS W. MOON

STATE OF OREGON,
County of Klamath
June 20, 1983

Personally appeared the above named
FRANCIS W. MOON
who acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/87

STATE OF OREGON, County of _____ ss.
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, 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)

Mr. Francis W. Moon
405 Pine St., Room 260
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Arthur L. Combs
5378 Eastwood Dr.
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

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

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SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. A Grant of Right of Way, including the terms and provisions thereof, in favor of the United States Geological Survey, recorded May 18, 1907, in Volume 22, page 479, Records of Klamath County, Oregon.
3. An 8 foot utility easement along rear and Southwesterly lot lines, shown on plat.
4. Reservations as contained in plat dedication, to wit:

"All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide for ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."

5. Covenants, 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, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
6. 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: October 13, 1977
Recorded: October 17, 1977
Volume: M77, page 19809, Microfilm Records of Klamath County, Oregon
Amount: \$35,000.00
Mortgagor: Francis W. Moon and Sandra R. Moon, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M74260)

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage.

7. 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: May 21, 1981
Recorded: May 21, 1981
Volume: M81, page 9040, Microfilm Records of Klamath County, Oregon
Amount: \$8,650.00
Mortgagor: Francis W. Moon
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P54374)

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 20 day of June A.D. 19 83 at 4:02 clock P M., and
duly recorded in Vol. M 83, of deeds on Page 9623

8.00 fee

By EV. LYN BIEHN, County Clerk