

00531501

WARRANTY DEED

Vol. 1183 Page 21199

KNOW ALL MEN BY THESE PRESENTS, That THOMAS A. MITCHELL and MARY W. MITCHELL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES MOYER and RUTH MOYER, 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:

Lot 15, Block 78, EIGHTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 \$ 6,500.00

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 21st day of November, 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.



STATE OF California } ss.
County of Sonoma
November 21, 19 83.

THOMAS A. MITCHELL
MARY W. MITCHELL
STATE OF OREGON, County of } ss.
November 19, 1983

Personally appeared the above named THOMAS A. MITCHELL and MARY W. MITCHELL, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Before me: Margaret M. Mackerrow
Notary Public for California
My commission expires: Mar 7, 1985

Notary Public for Oregon
My commission expires:

Mr. & Mrs. Thomas A. Mitchell
17305 Arnold Drive
Sonoma, CA 95476
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Charles Moyer
189 West Avenue
Gustine, CA 95322
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

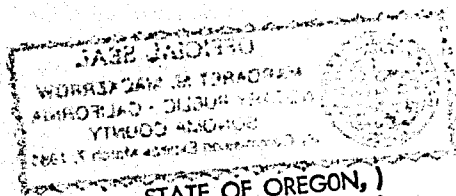
STATE OF OREGON, } ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. The interest of R. W. Slemaker, Jr. under an assignment of 59% of all oil and gas royalties, including the terms and provisions thereof dated May 16, 1955, recorded May 23, 1955, in Volume 274, page 422, Deed Records of Klamath County, Oregon. (with other property)
3. The interest of Livingston Oil Company, a corporation, as to an undivided 1/2 interest of oil, gas, and minerals, under a conveyance recorded April 30, 1964, in Volume 352, page 528, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions as contained in plat dedication, to wit: "said plat being subject to: (1) a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots, (2) no access to Drews Ranch Road from Lots 19 thru 29, (3) a twenty (20) foot building setback line along the front of all lots, (4) all drainage easements as shown on the annexed plat, (5) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
5. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Sprague River.
6. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.
7. 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 M69, page 5889, Microfilm Records of Klamath County, Oregon.



STATE OF OREGON,
County of Klamath)
Filed for record at request of

on this 12th day of Dec. A.D. 19 83
at 3:26 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 21199
By EVELYN BIEHN County Clerk
-Deputy,
Fee 8.00