

OA

35607

## WARRANTY DEED

Vol. 1784 Page 11582

KNOW ALL MEN BY THESE PRESENTS, That

Lawrence R. and Phyllis J. Moots

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michel and Deborah J. Fletcher

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 4 Block 6 River Pine Estates

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 those of record

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 \$14,000.00

~~OF RECORD, THE ABOVE CONSIDERATION CONSISTS OF THE FOLLOWING OTHER PROPERTY OR INTERESTS IN OTHER PROPERTY WHICH ARE~~ (The sentence between the symbols ①, 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 6 day of July, 1984; 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.

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.

Lawrence R. Moots  
Phyllis J. Moots

STATE OF OREGON,

County of Deschutes

ss.

STATE OF OREGON, County of

19

ss.

Personally appeared

and

Personally appeared the above named

Lawrence R. Moots and

Phyllis J. Moots

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

NOTARY PUBLIC  
(OFFICIAL SEAL)  
My commission expires: 4/29/88

Lawrence R. and Phyllis J. Moots  
83506 N. Pacific Hwy  
Creswell, Oregon 97426

GRANTOR'S NAME AND ADDRESS

Michel and Deborah J. Fletcher  
Star Rt.  
Gilchrist, Oregon 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pine Forest Escrow

P.O. Box 685

La Pine, Oregon 97739

NAME, ADDRESS, ZIP

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

Lawrence and Phyllis Moots

83506 N. Pacific Hwy

Creswell, Oregon 97426

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 10th day of July, 1984, at 1:22 o'clock P.M., and recorded in book/reel/volume No. M84 on page 11582 or as fee/file/instrument/microfilm/reception No. 38607, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Bernetha A. Fletcher Deputy

Fee: \$1.00

84 JUL 12 PM 1 22

at  
4:00