

42697

ATC-8-28089
WARRANTY DEED (INDIVIDUAL)Vol. msd Page 18515

BRADLEY E. MOORE and ANDREA A. MOORE, husband and wife

FRANK J. SHEPHERD and TRISH SHEPHERD, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 36, Block 36, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of 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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 29,900.00.Dated this 29th day of October, 19 84.Bradley E. Moore
Andrea A. MooreSTATE OF OREGON, County of Klamath) ss.October 29, 19 84 personally appeared the above named Bradley E. Moore and Andrea A. Moore instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for OregonMy commission expires: 2085

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Bradley E. MooreAndrea A. Moore

TO

Frank J. ShepherdTrish Shepherd

After Recording Return to:

TAX STATEMENTS TO:

Mr. & Mrs. Frank & Trish Shepherd
3904 Clinton Avenue
Klamath Falls, Ore.
97603

STATE OF OREGON,)

County of [Signature]) ss.I certify that the within instrument was received for record on the [Signature] day of [Signature], 19 [Signature], at [Signature] o'clock [Signature] M. and recorded in book [Signature] on page [Signature] Records of Deeds of said County.

Witness my hand and seal of County affixed.

By [Signature] Title [Signature]
Deputy

EXHIBIT "A"

18516

SUBJECT TO:

1. Subject to an undivided $\frac{1}{2}$ interest in oil, gas and mineral rights as reserved in deed from Ada Parsons Sparretorn to Henry P. Cox, et al., recorded June 11, 1936 in Book 106 at page 460, Deed Records of Klamath County, Oregon. (Affects Sections 9, 8, 17, 16, 21, 29, 28, 32, 33 and 34 Twp 38 S., R 11 EWM.)
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Falls Forest Estates, Highway 66 Unite Plat No. 2.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 29th day of October A.D. 19 84
at 3:46 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Pam Smith DeputyFee 8.00 Index: \$1.00