

45959 85 FEB 15 P1:41

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Patrick Vern Moore and Patricia Jo Moore Husband and Wife 5626 Independence, Klamath Falls, Oregon 97601 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lindell L. Moore 6800 South 5th Street Space # 27 Klamath Falls, Oregon 97601, 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:

Tract 33 of INDEPENDENCE TRACTS, Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

Regulations, liens, assessments and laws relating to the South Suburban Sanitary District.

(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

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 \$ 42,959.31. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 15 day of February, 1985; 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.

STATE OF OREGON,

County of Klamath

February 15, 1985

} ss.

STATE OF OREGON, County of Klamath

February 15, 1985

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

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:

Saula M. Baird

Notary Public for Oregon

My commission expires: 3-22-88

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-88

If executed by a corporation, affix corporate seal

Personally appeared the above named Patrick V. Moore, Patricia J. Moore and Lindell L. Moore and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Patrick V. and Patricia J. Moore
5626 Independence
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Lindell L. Moore
6800 So. 5th St. Sp. # 27
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantor

NAME, ADDRESS, ZIP

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

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 15th day of February, 1985 at 1:41 o'clock P.M., and recorded in book/reel/volume No. M85 on page 2350 or as fee/file/instrument/microfilm/reception No. 45959 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P. Smith Deputy

Fee: \$5.00

OK 5.00