

50810

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM MOORE and LILLIE MOORE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY W. RAINWATER, 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:

See Attached Exhibit "A"

(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

See Attached Exhibit "A"

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 \$22,000.00. 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 9th day of July, 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.

William F. Moore
Lillie F. Moore

STATE OF OREGON,
County of Klamath } ss.
July 9, 1985

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named William F. Moore & Lillie F. Moore 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 _____

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) [Signature]
Notary Public for Oregon
My commission expires: 6-21-88

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Roy W. Rainwater
P.O. Box 831
Winston, Oregon 97496
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Roy W. Rainwater
P.O. Box 831
Winston, Oregon 97496
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

A portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the West quarter corner of said Section 7; thence South 00° 41' 19" West along the West section line of said Section 7, 658.21 feet to a 5/8" iron pin; thence North 89° 37' 04" East 1354.26 feet to a point; thence North 00° 04' 44" West 658.35 feet to a 5/8" iron pin; thence West 1345.45 feet to the point of beginning, with bearings based on Survey #2401.

Subject to:

1. Subject to rules and regulations of Fire Patrol District.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Reservations of $\frac{1}{2}$ interest in the mineral rights, including the terms and provisions thereof as disclosed by instrument, recorded February 2, 1929 in Book: 85 Page: 248.
4. An easement created by instrument, including the terms and provisions thereof recorded February 22, 1977 in Book M-77 at page: 3138.
5. Easement, including the terms and provisions thereof, recorded October 1, 1980 in Book M-80 at page: 18970.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. -

this 9th day of July A. D. 19 85 at 4:01 o'clock P M., and
duly recorded in Vol. -M85, of Deeds on Page 10572

EVELYN BIEHN, County Clerk

By Bernetha A. Helsch

Fee \$9.00