

51365

MTC #14545-02 WARRANTY DEED

Vol. 185 Page 11670KNOW ALL MEN BY THESE PRESENTS, That ALLAN P. LUECK and JANET C. LUECK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN L. MOORE and PATRICIA D. MOORE, husband and wife, 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 LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY INC.

(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 as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed,

and that 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 \$ 21,800.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.020.)

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 18th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Lane

July 18, 1985

Personally appeared the above named

Allan P. Lueck & Janet C. Lueck

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

NOTARY
NELVA REEVE
OFFICIAL SEAL

Before me

My commission expires 2-6-89

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Lane

July 18, 1985

Personally appeared

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, 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)

STATE OF OREGON,

County of Lane

I certify that the within instrument was received for record on the 18th day of July, 1985, at 11 o'clock M., and recorded in book 97737 on page 2 or as file/reel number 97737

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

ALLAN P. LUECK & JANET C. LUECK

GRANTOR'S NAME AND ADDRESS

JOHN L. MOORE & PATRICIA D. MOOREP.O. Box 614Gilchrist OR 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

DESCRIPTION

11671

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of the southwest quarter of Section 25, Township 24 South Range 8 East of the Willamette Meridian; thence North along the West line of said Section 25 a distance of 396.0 feet to the TRUE POINT OF BEGINNING; thence continuing North along said Section line 264.0 feet; thence East parallel with the South line of the said Southwest $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of the Southwest $\frac{1}{2}$ of said Section 25, a distance of 330 feet more or less to the East line of the West half of the Southwest $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of the Southwest $\frac{1}{2}$ of said Section 25; thence South along the said East line of the West half of the Southwest $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of the Southwest $\frac{1}{2}$ of said Section 25, a distance of 264.0 feet; thence West parallel with the South line of said Southwest $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of the Southwest $\frac{1}{2}$ of said Section 25, 330.0 feet more or less to the TRUE POINT OF BEGINNING in Klamath County, Oregon. Except the East 15.0 feet for road purposes.

EXCEPTING THEREFROM the following:

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 25, Township 24 South Range 8 East of the Willamette Meridian; thence North along the West line of said Section 25 a distance of 527.23 feet to the TRUE POINT OF BEGINNING, thence continuing North along said section line 131.21 feet; thence East parallel with the South line of the said Southwest $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of the Southwest $\frac{1}{2}$ of said Section 25, a distance of 334.57 feet more or less to the East line of the West half of the Southwest $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of the Southwest $\frac{1}{2}$ of said Section 25; thence South along the said East line of the West half of the Southwest $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of the Southwest $\frac{1}{2}$ of said Section 25, a distance of 131.22 feet; thence West parallel with the South line of said Southwest $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of the Southwest $\frac{1}{2}$ of said Section 25, 334.52 feet more or less to the TRUE POINT OF BEGINNING in Klamath County, Oregon. Except the East 15.0 feet for road purposes.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. An easement 15 feet wide with the right of dedication for road purposes along the Easterly boundaries of the herein described property as disclosed in Deed recorded October 24, 1973 in Volume M73, page 14322, Microfilm Records 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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of July A.D., 19 85 at 11:27 o'clock A M., and duly recorded in Vol. 885 day of Deeds on Page 11670

FEE \$9.00

Evelyn Biehn

By

County Clerk