

51831

MTG#522K

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BETTY WEBSTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD L. MOE and CHERYL R. MOE, 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:

Lot G in Block A of NICHOLS ADDITION to the City of Klamath Falls according to the official supplementary plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also the adjacent portion of alley was inured thereto.

"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."

SUBJECT TO: Taxes for the fiscal year 1985-1986, a lien, not yet due and payable; and, Ordinance number 2040, vacating a portion of the alley extending through Block A of the

MOUNTAIN TITLE COMPANY INC.

subdivision of Block Sixty-Six (66), Nichols Addition to the City of Klamath Falls, the terms and provisions thereof recorded February 25, 1983, in Volume 297 at page 479, Deed Records of Klamath County, Oregon.

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 stated above and those 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 \$ 15,000.00

However, the actual consideration consists of other property or value given or promised which is the sole consideration for the transfer. (The sentence between the words "other property or value" and "given or promised" is hereby deleted.) 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 2nd day of August, 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.

Betty Webster
BETTY WEBSTER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, CALIFORNIA } ss.
County of SAN BERNARDINO
July Aug. 2, 19 85

Personally appeared the above named BETTY WEBSTER

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

Before me, Notary Public for Oregon, My commission expires: 1988

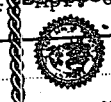
STATE OF OREGON, County of) ss.
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Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of a corporation, and that the seal affixed to the 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.

(OFFICIAL SEAL)

Betty Webster
1468 Rosehill Crest
Redlands, CA 92373
GRANTOR'S NAME AND ADDRESS

Ronald L. Moe & Cheryl R. Moe
749 W. 9th
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to: SAME AS GRANTEE
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP



RONALD HARRELL
NOTARY PUBLIC-CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires April 6, 1988

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 7th day of August, 19 85, at 9:01 o'clock A.M., and recorded in book M85 on page 12439 or as file/reel number 51831
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$5.00

MOUNTAIN TITLE COMPANY INC

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