

54398

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

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as tenants in common MELVIN W. OSTROM and EDNA M. OSTROM, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES LESTER MOORE and DEBRA A. MOORE, husband and wife 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:

The West 10 feet of Lot 466 and the East 30 feet of Lot 467, Block 121, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property 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, due and payable; and restriction contained in deed recorded in Volume 91, page 169, Deed Records of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated above and those apparent upon the land, if any, as of the date of this deed

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 \$ 16,500.00

OVER AND ABOVE THE CONSIDERATION OF DOLLARS OF THE FOREGOING TYPE PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS THE WHOLE CONSIDERATION OF THE DEED

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 15th day of October, 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 Klamath, ss. October 15, 1985

Personally appeared the above named MELVIN W. OSTROM and EDNA M. OSTROM

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

(OFFICIAL SEAL)

Before me: Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

Melvin W. Ostrom
MELVIN W. OSTROM

Edna M. Ostrom
EDNA M. OSTROM

STATE OF OREGON, County of Klamath, ss. 19

Personally appeared

and 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: Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Melvin W. Ostrom & Edna M. Ostrom

1819 Riverside Dr.
Klamath Falls, OR 97601

Charles Lester Moore & Debra A. Moore

404 Torrey
Klamath Falls, OR 97601

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

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 October, 1985, at 3:16 o'clock P.M., and recorded in book M85 on page 16747 or as file/reel number 54398. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Pam Smith, Deputy

Fee: \$5.00