

OR

55238

WARRANTY DEED

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18199



KNOW ALL MEN BY THESE PRESENTS, That John Robert Moore and Judith Lynn Moore

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mark R. Trotman and Dawn M. Trotman, 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 Exhibit A per attached

(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

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 \$50,000.00

However, the actual consideration consists of or includes other property or value from an encumbered estate, is the consideration indicated in this deed, or is to be determined by a court of competent jurisdiction, the consideration 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 8th day of November, 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 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.

John Robert Moore  
Judith Lynn Moore

STATE OF OREGON, } ss.  
County of Klamath  
November 7, 1985

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
John Robert Moore & Judith Lynn Moore

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

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6-16-88

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 \_\_\_\_\_

\_\_\_\_\_, 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)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(If executed by a corporation, affix corporate seal)

Moore

GRANTOR'S NAME AND ADDRESS

Trotman  
West 2nd Street  
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
540 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Trotman c/o KFF  
540 Main Street  
K Falls, OR

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_

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/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

A parcel of land situate in the County of Klamath, State of Oregon, being a portion of Tract 36, MERRILL TRACTS, more particularly described as follows:

Beginning at an iron pin located West 1320 feet, North 0° 25' West 620 feet and West 499.25 feet from the Southeast corner of Section 2, Township 41 South, Range 10 East of the Willamette Meridian; thence West 228.35 feet to the West line of said Tract 36; thence South 0° 25' East 117.5 feet to a point; thence East 228.35 feet to an iron pin; thence North 0° 25' West 117.5 feet more or less to the point of beginning.

EXCEPTING THEREFROM that certain tract of land described in Deed Volume M-65 at page 4629, Microfilm Records of Klamath County, Oregon, as follows:

A tract of land situated in Tract 36, MERRILL TRACTS, in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin located West 1320 feet, North 0° 25' West 620 feet, and West 499.25 feet from the Southeast corner of said Section 2; thence West 115.75 feet; thence South 0° 25' East 117.5 feet to a point; thence East 115.75 feet to an iron pin; thence North 0° 25' West 117.5 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 8th day  
of November A.D., 19 85 at 9:34 o'clock A.M., and duly recorded in Vol. M85  
of Deeds on Page 18199

FEE \$9.00

Evelyn Biehn  
By

County Clerk

*[Signature]*