

60877

MTC 2483
WARRANTY DEED

Vol. 1880 Page 7450

APR 30 PM 3 01

KNOW ALL MEN BY THESE PRESENTS, that CURTELY M. MOORE and MARGUERITE LOUISE MOORE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS DAN DUVALL and VERA MAE DUVALL, 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:

A tract of land situated in the SE-1/4 SE-1/4 NE-1/4 of Section 12, Township 39 South, 8 East, Willamette Meridian, more particularly described as follows:

Beginning at a point on the North boundary of Balsam Drive, said point being North 0° 20' East a distance of 30.0 feet and North 89° 50' West a distance of 20.0 feet from the East quarter corner of said Section 12; thence North 89° 50' West along the North boundary of Balsam Drive a distance of 131.6 feet to an iron pin; thence North 0° 20' East parallel with the West boundary of "Cregan Park" a distance of 331.0 feet to an iron pin; thence South 89° 50' East parallel with Balsam Drive a distance of 131.6 feet; South 0° 20' West parallel with and 20 feet Westerly from the West boundary of "Cregan Park" a distance of 331.0 feet, more or less, to the point of beginning containing 1.00 acres, more or less.

Warranty Deed - 1

SUBJECT TO:

7451

NONE

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 noted above and will 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.

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 28 day of April, 1981.

Curtley M. Moore

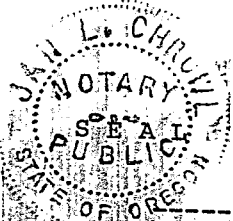
Marguerite Louise Moore

STATE OF OREGON)
County of Klamath) ss.

7452

April 28, 1986.

Personally appeared the above named Curtely M. Moore and Marguerite Louise Moore and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

J. L. Chroul
Notary Public for Oregon
My Commission Expires: 11-13-84

Grantor's Name and Address

Grantee's Name and Address

After recording return to:

Mrs. Dorian
4710 Balsam Dr
Klamath Falls OR 97601
Name, Address, Zip

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

See above

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of
of April

A.D. 19 86 at 3:01 o'clock P. M. the 30th day
of Deeds and duly recorded in Vol. M86

on Page 7450

FEE \$18.00

Evelyn Bienn,
By

County Clerk

John Smith