

61793

WARRANTY DEED

Vol 1186 Page 9056

KNOW ALL MEN BY THESE PRESENTS, That

DORIS I. DEES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES L. MOORE and ALLEN G. MOORE, as tenants in common, 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:

The Northerly 49 feet of the Southerly 96 feet of Lots 23, 24, and 25, Block 3, INDUSTRIAL 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.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY

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."

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 on the reverse side of this deed 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 \$ 17,000.00. 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 93.030.)

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 23 day of May, 19 86; 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.

X Doris I. Dees
DORIS I. DEES

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Jackson
May 23, 19 86.

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared the above named DORIS I. DEES and acknowledged the foregoing instrument to be her voluntary act and deed.

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 _____

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 5-4-88

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)

Doris I. Dees
2821 Old Stage Rd
Central Point, OR 97501
GRANTOR'S NAME AND ADDRESS

Charles L. Moore & Allen G. Moore
404 Torrey
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

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.
Amount: \$377.91 plus interest Account No.: 3809-33CA-3000 Key No.: 612108

The Grantees named on the reverse side of this deed agree to assume and pay in full the above described taxes plus interest.

2. City Improvement Lien No. 295
Card No.: 345
Docketed: September 6, 1984
Amount: \$362.59
Balance: \$326.33 plus interest, if any

The Grantees named on the reverse side of this deed agree to assume and pay in full, including all delinquent payments and interest, due on the above described City Improvement Lien No. 295.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 27th day
of May A.D., 19 86 at 3:46 o'clock P M., and duly recorded in Vol. M86,
of Deeds on Page 9056.

FEE \$14.00

Evelyn Biehn, County Clerk
By *Ram Smith*