64521

K-38322
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STEVEN W. MOONEY and NANCY JO MOONEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD J. PETRI

, 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 10, Block 2, FIRST ADDITION TO WINEMA GARDENS, in the County of Klamath, State of Oregon.

Subject to: Taxes for 86-87 which are now a lien but not yet payable; Regulations and rights of way of So. Suburban Sanitary District; Conditions, restrictions, rights of way of record and those apparent upon the land; Mortgage recorded December 14, 1979 in Book M-79 at Page 28761, which Grantee herein agrees to assume and pay.

(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 $ none ⊙However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 6th day of August, 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.

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.

Nancy Jo Mooney
Steven W. Mooney

STATE OF OREGON,

County of Klamath } ss.

August 6, 19 86.

Personally appeared the above named Steven W. Mooney and Nancy Jo Mooney

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8/27/87

STATE OF OREGON, County of

, 19

} ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven W. Mooney & Nancy Jo Mooney
1731 Winona Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same as now of record

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 7th day of August, 1986, at 9:36 o'clock A.M., and recorded in book/reel/volume No. M86 on page 13939 or as fee/file/instrument/microfilm/reception No. 64521, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME   TITLE

By _____ Deputy

Fee: $10.00