

66816

WARRANTY DEED

Vol. **M80** Page **18251**

KNOW ALL MEN BY THESE PRESENTS, That **RICHARD M. MOORE and CHERYL L. MOORE, husband and wife**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **ANTOINETTE W. DOTY**, 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:

Beginning at a point on the Westerly line of Eleventh Street 40 feet Northwest of the most Easterly corner of Lot 1 in Block 67 of Nichols 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; thence Northwesterly along the Westerly line of Eleventh Street 40 feet; thence Southwesterly at right angles to Eleventh Street to the Northerly line of the U.S. Irrigation Canal; thence Southeasterly along said canal 40 feet, more or less to the Northerly line of property heretofore conveyed to Glenn C. Lorenz; thence Northeasterly at right angles to Eleventh Street to the Westerly line of Eleventh Street, the point of beginning; being the central 40 feet of Lots 1 and 2 of said block and addition, facing 40 feet on Eleventh Street. SAVING AND EXCEPTING THEREFROM any portion thereof lying within the right of way of the USBR Canal.

(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

Subject to easements and rights of way of record and apparent on the land.

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 **\$32,900.00**

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 **3rd** day of **October**, 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.

*X Richard M. Moore*  
*X Cheryl L. Moore*

STATE OF OREGON,  
County of **Klamath** } ss.  
**10/1**, 19**86**

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

Personally appeared the above named  
**Richard M. Moore and Cheryl L. Moore, husband and wife**

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

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.

**PUBLIC**  
**OFFICIAL SEAL**  
Notary Public for Oregon  
My commission expires: **11-6-88**

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
**Antoinette Doty**  
**710 N. 11th St.**  
**Klamath Falls, Oregon 97601**  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
**Antoinette Doty**  
**710 N. 11th St.**  
**Klamath Falls, Oregon 97601**  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of **Klamath**

I certify that the within instrument was received for record on the **7th** day of **October**, 19**86**, at **8:42** o'clock **A.M.**, and recorded in book/reel/volume No. **M36** on page **18251** or as fee/file/instrument/microfilm/reception No. **66816**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

**Evelyn Biehn, County Clerk.**  
NAME TITLE  
Fee: **\$10.00** By **Ann L. B.** Deputy