70943



Vol. 189 Page _ 1585 SCROW, INC. WARRANTY DEED (INDIVIDUAL)

ROBERT C. MOAT and MARY D. MOAT, husband and wife

convey(s) to ______ SANDRA K. VINCENT

_ , hereinafter called grantor,

County of ____ all that real property situated in the Klamath , State of Oregon, described as:

Lot 4, Block 15, SEVENTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

10 JAN 30

"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." SKU

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-NING DEPARTMENT TO VERIFY APPROVED USES.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ <u>63,500.00</u> WARE AN WHICH KAY (DETECTED DET WORK SYM DETECTED AND A DETECTED OF DETECTED AND A DETECTED AND In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this **19** <u>87</u>. 29 day of January

Mar STATE OF OREGON, County of <u>Klamath</u>)ss. On this 29 day of January , 19 87. Personally appeared the above named _____ Robert C. Moat and Mary D. Moat, husband and wife instrument to vie their and acknowledged the foregoing voluntary act and deed. ŝ S OF OW Before me Sandra Hano Notary Public for Oregon "" and and a start of the My Commission Expires: 7-23-8 Robert C. Moat STATE OF OREGON, Mary E. Moat GRANTOR'S NAME AND ADDRESS County of I certify that the within instrument Sandra K. Vincent was received for record on the . _ day of_ _. 19 GRANTEE'S NAME AND ADDRESS at . o'clock _ _M., and recorded After recording return to SPACE RESERVED in book/reel/volume No._ on <u>Sandra K. Vincent</u> FOR page _ _ or as document/fee/file/ <u>3705 Lamarada</u> RECORDER'S USE instrument/microfilm No. Klamath Falls, Oregon NAME, ADDRESS, ZIP Record of Deeds of said county. 97603 Witness my hand and seal of County Until a change is requested all tax statemonts shall be a affixed. wing address. Sandra K. Vincent 3705 Lamarada NAME Klamath Falls, Falls, Oregon NAME, ADDRESS, ZIP TITLE 97603

By_

Qeputy

FORM 685-2.5M

SUBJECT TO:

- 1. Restrictions, but omitting restrictions, if any, based on race, color religion, or national origin, as shown on the recorded plat of Seventh Addition to Sunset Village.
- 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof: Recorded : November 27, 1974 Book : MO74 Page : 15217

- Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062, and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
- 5. This property lies within and is Subject to the levies, liens and assessments of Sunset Lighting District.

6. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	:	Robert C. Moat and Mary D. Moat						
Trustee	:	Mountain Title Co.						
Beneficiary	:	State of Oregon, by and through the Director of Veterans' Affairs						
Dated	:	March 5, 1984						
Recorded	:	March 5, 1984						
Book	:	M-84						
Page	:	3412						
Amount		\$61.750.00						
		beed, the Grantee herein agrees to assume and pay						
according to the terms and provisions contained therein.								

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for	record at request of	f						the	30th	
of	I dente a more	A.D., 19	87 at	2:11	o'clock	P M	and duly	recorded in		day
	of	f	······································	Dee	ds	on Page	1585	iccorded in	·····	,
FEE	\$14.00			Ă	Eve By	lyn Bi	shn, C	County Clerk	Imit	3