

75866

WARRANTY DEED

Vol 2287 Page 10550

KNOW ALL MEN BY THESE PRESENTS, That  
HIGHLAND COMMUNITY FEDERAL CREDIT UNION  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
LAWRENCE D. MOORE & MARY E. MOORE, husband and wife  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 of Summers Heights, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.  
EXCEPTING THEREFROM the following: A portion of Lot 4 Summers Heights  
more particularly described as follows:  
Beginning at the Northwest corner of said Lot 4, thence South along the  
Westerly boundary of said Lot, 40 feet to a point; thence Northeasterly  
to a point on the Easterly line of said Lot, said point being 12 feet  
South of the Northeast corner of said Lot; thence North 12 feet to the  
Northerly line of Lot 4; thence West to the point of beginning.

All of Lot 5, together with the W $\frac{1}{2}$  of vacated Summit Street, Summers  
Heights, according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.

(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

See attached Exhibit A

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 \$ 50,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole 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 27th day of May, 1987;  
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 DE-  
SCRIBED 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.

HIGHLAND COMMUNITY FEDERAL CREDIT UNION  
BY: *[Signature]*

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

STATE OF OREGON, County of Klamath  
May 27, 1987  
Personally appeared *Steve Sorenson* and

Personally appeared the above named \_\_\_\_\_ 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 that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half 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: \_\_\_\_\_

*Dusan C. Creech*  
Notary Public for Oregon  
My commission expires: 6-21-88  
(Official Seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. Lawrence D. Moore  
5328 Summit Street  
Klamath Falls, Oregon 97603

Until a change is requested all tax statements shall be sent to the following address:  
Mr. & Mrs. Lawrence D. Moore  
5328 Summit Street  
Klamath Falls, Oregon 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

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

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

## SUBJECT TO:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of Klamath Irrigation District.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Right of way dated July 8, 1933, recorded July 24, 1943, in Volume 101 page 274, Deed Records of Klamath County, Oregon.
5. Agreement dated November 24, 1943, recorded November 24, 1944, in Volume 8 page 21, Miscellaneous Records of Klamath County, Oregon.
6. Agreement dated June 1, 1950, recorded July 11, 1950 in Volume 240 page 150, as amended by instrument recorded December 21, 1952, in Volume 258 page 347, Deed Records of Klamath County, Oregon.
7. Right of way including the terms and provisions thereof, dated March 8, 1955, recorded March 16, 1955 in Volume 273 page 58, Deed Records of Klamath County, Oregon.
8. Reservations and restrictions in the dedication of Summers Heights.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 18th day  
of June A.D., 19 87 at 1:27 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 10550

FEE \$14.00

Evelyn Biehn,  
By Patricia Smith County Clerk