

mc-1820-K

WARRANTY DEED

Vol. 1887 Page 10700

75936

KNOW ALL MEN BY THESE PRESENTS, That CHARLES E. MORONEY, III

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BONNIE D. MORONEY, 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:

All of the above named grantor's right, title and interest in the following:
Lots 10 and 11 of Block 6 in WOODLAND PARK, together with an undivided 2/88ths interest in two parcels situated in Government Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, being more particularly described in the attached Exhibit "A" description.

SUBJECT TO: Reservations and restrictions of record, easements and rights of way of record and those apparent upon the land.

(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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$7,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 20th day of February, 1976; 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.

Charles E. Moroney, III

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
February 20, 1976

NEVADA)
STATE OF OREGON, County of CLARK) ss.
June 11, 1987

Personally appeared Charles E. Moroney, III 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 _____

Personally appeared, the above named Charles E. Moroney, III

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

Before me, John A. Kalita, Notary Public for Oregon, My commission expires: July 16, 1976

Before me, Robert M. Greenwood, Notary Public for Oregon, My commission expires: Jan 22, 1989



Mr. Charley Moroney, Box 753, Bethlehem, New Hampshire 03574

Mrs. Bonnie (Moroney) Crouch, 7010 Mimosa Drive, Carlsbad, CA 92008

After recording return to:

Grantee above.

NAME, ADDRESS, ZIP

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

Grantee's address shown above.

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet, thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.
 Filed for record at request of Mountain Title Company the 19th day
 of June A.D. 19 87 at 4:26 o'clock P. M., and duly recorded in Vol. M87
Deeds on Page 10700
 By Evelyn Biehn, County Clerk [Signature]

FEE \$14.00