

75947


Aspen
 TITLE & ESCROW, INC.
Vol. M87 Page 10731

S-31077

WARRANTY DEED (INDIVIDUAL)

RICHARD R. FILLEY and DONNA R. FILLEY, husband and wife

, hereinafter called grantor,
convey(s) to ERNEST A. MOSER and KARI LEE MOSER, husband and wifeall that real property situated in the
County of Klamath, State of Oregon, described as:
 Lot 8, Block 18, Tract No. 1127, NINTH ADDITION TO SUNSET VILLAGE,
 in the County of Klamath, State of Oregon.

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.

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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

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 \$ 74,200.00 ~~XX HOWEVER THE ACTUAL CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS THE WHOLE OR PART OF THE CONSIDERATION INDICATE WHICH BY DETECTED BETWEEN SYMBOLS IF NOT APPLICABLE SEE ORS 93.030~~

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 5th day of June, 19 87.

 Richard R. Filley
 Donna R. Filley

 STATE OF OREGON, County of Lane)ss.

 On this 5th day of June, 19 87.

Personally appeared the above named Richard R. Filley and Donna R. Filley, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 3-17-90
 Richard R. Filley
 Donna R. Filley

GRANTOR'S NAME AND ADDRESS

 Ernest A. Moser
 Kari Lee Moser

GRANTEE'S NAME AND ADDRESS

Ernest A. & Kari Lee Moser

 4151 Kalinda Way
 Klamath Falls, OR 97603
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

 County of _____
 I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/Instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

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EXHIBIT "A"

10732

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1127, Ninth Addition to Sunset Village.
2. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.
3. Easements, including the terms and provisions thereof
For : Water mains and pipelines
Granted to : Oregon Water Corporation, a public utility of State of Oregon.
Recorded : March 5, 1973
Book : M-73
Page : 2293
4. 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 : January 25, 1978
Book : M-78
Page : 1523
5. 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 M086 at page 9346.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 22nd day
of June A.D., 19 87 at 10:14 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 10731
Evelyn Biehn,
By Ann Smith County Clerk

FEE \$14.00