

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John W. Moore and Virginia F. Moore,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAURICE AMZALLAG AND ERICA AMZALLAG, husband and wife as Community Property, 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:

LEGAL DESCRIPTION PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

(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

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 \$ \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 31<sup>st</sup> day of July, 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 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.

John W. Moore  
Virginia F. Moore

STATE OF ~~OREGON~~ California }  
County of LOS ANGELES } ss.  
July 21, 1987, 19

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

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 \_\_\_\_\_

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.

Before me: Don Smith

(OFFICIAL SEAL)

Notary Public for ~~Oregon~~ California  
My commission expires: June 18, 1990

Notary Public for Oregon  
My commission expires: June 18, 1990  
Notary Public - California  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Expires June 18, 1990

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

John and Virginia Moore  
179 Club Circle Drive  
Palm Springs, CA 92264

GRANTOR'S NAME AND ADDRESS  
Maurice and Erica Amzallag  
901-A Lincoln Avenue  
San Rafael, CA 94901

GRANTEE'S NAME AND ADDRESS  
Maurice and Erica Amzallag  
c/o F.D. Begg, CPA  
925 Sir Francis Drake Blvd.  
Kentfield, CA 94904  
Until a charge is requested all tax statements shall be sent to the following address.  
c/o F. D. Begg, CPA  
925 Sir Francis Drake Blvd.  
Kentfield, CA 94904  
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 fee/tile/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

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

SPACE RESERVED  
FOR  
RECORDER'S USE

## DESCRIPTION SHEET

13815

## PARCEL 1:

A tract of land situated in the NE1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument on the NE corner of "Frontier Tracts," said point being the center 1/4 corner of said Section 10; thence South 0 degrees 36' West along the East line of "Frontier Tract," a distance of 61.1 feet to an iron pin; thence South 89 degrees 24' West a distance of 100.0 feet to an iron pin; thence North 0 degrees 36' East a distance of 61.0 feet to an iron pin on the North line of "Frontier Tracts;" thence North 89 degrees 17' East along the North line of "Frontier Tracts" a distance of 100.0 feet more or less, to the point of beginning.

## PARCEL 2:

Beginning at an iron pin on the East line of "Frontier Tracts," said point being South 0 degrees 36' West a distance of 161.1 feet from the center 1/4 corner of said Section 10; thence South 89 degrees 24' West a distance of 100.0 feet to an iron pin; thence North 0 degrees 36' East a distance of 100.0 feet to an iron pin; thence North 89 degrees 24' East a distance of 100.0 feet to an iron pin on the East line of "Frontier Tracts;" thence South 0 degrees 36' West along the East line of "Frontier Tracts" a distance of 100.0 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Tilt Company the 3rd day  
of August A.D. 19 87 at 2:00 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 13814.

FEE \$14.00

By Evelyn Biehn, County Clerk