

83283


Aspen
 TITLE & ESCROW, INC.
Vol. 1188 Page 386

S-31828

WARRANTY DEED (INDIVIDUAL)

FRANK W. SIMMONS, JR.

 convey(s) to MONROE O. MOORE and LOLORES M. MOORE, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as:

 Lot 19, Block 1, Tract No. 1085, COUNTRY GREEN, in the County
 of Klamath, State of Oregon.

'89 JAN 9 AM 11 22

mm
 "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 \$ 17,500.00 ~~known to the grantor~~
~~which consists of or includes other property or value given or promised which is the whole or part of the~~
~~consideration for this transfer.~~

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 4th day of January, 19 88.

Frank W. Simmons, Jr.
 Frank W. Simmons, Jr.

STATE OF OREGON, County of Klamath)ss.
 On this 7 day of January, 19 88.

Personally appeared the above named Frank W. Simmons, Jr.
 instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: *Sandra Handsaker*
 Notary Public for Oregon
 My Commission Expires: 1-23-89

Frank W. Simmons, Jr.

GRANTOR'S NAME AND ADDRESS

Monroe O. MooreDolores M. Moore

GRANTEE'S NAME AND ADDRESS

After recording return to: HT & CCMonroe O. Moore & Dolores M. Moore

NAME, ADDRESS, ZIP

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

Monroe O. Moore and Dolores M. Moore

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.

 SPACE RESERVED
 FOR
 RECORDER'S USE

 By _____ TITLE _____
 Deputy

EXHIBIT "A"

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SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, or Enterprise Irrigation District.
2. 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
3. Agreement by and between Oregon Water Corporation and Henley Land Company, recorded May 2, 1974 in Book M-74 at page 5514, Deed Records of Klamath County, Oregon; and Declaration, executed by Henley Land Company, Inc., dated July 22, 1974, recorded July 30, 1975 in Book M-74 at page 9272, and amendment thereto recorded June 30, 1975 in Book M-75 at page 7360, Deed Records of Klamath County, Oregon and as further set forth in Decree entered July 12, 1979 in Case No. 78-525 E of the Circuit Court of the State of Oregon for Klamath County, Douglas S. Brush, Jr., et al., vs. Henley Land Company, Inc., et al.
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 : July 30, 1974
 Book : M-74
 Page : 9272
 Amended : June 30, 1975
 Book : M-75
 Page : 7360
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Green.
6. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow Company the 8th day
 of January A.D., 19 88 at 11:22 o'clock A M., and duly recorded in Vol. M88
 of Deeds on Page 386

FEE \$15.00

Evelyn Biehn,
 By Bern Smith County Clerk