83136 83505 MTC-19936 WARRANTY DEED Vol. M88 Page 97

KNOW ALL MEN BY THESE PRESENTS, That LESLIE E. MOORE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALLEN E. LOFTON and MELINDA R. LOFTON, husband and wife, 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.
TOGETHER WITH a 1972 KIRKW Mobile Home, Oregon License #X67248 6 affixed to real property described herein.
SUBJECT TO: Mortgage, including the terms and provisions thereof, dated March 31, 1977, and recorded April 6, 1977, in Volume M77, page 5768, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs (Loan #M64323). The Grantees named herein have agreed to assume and pay in full the above described Mortgage.

This document is being rerecorded to correct the legal description.

MOUNTAIN TITLE COMPANY

"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."

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 all those of record and those listed above and those apparent upon the land, if any, as of the date of this deed and that 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 $ 27,000.00 ~~xxxxxxx~~ part of the consideration (indicate which). ① However, the actual consideration consists of or includes other property or value given or promised which is ① (The sentence between the symbols ①, 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 4th day of January, 19 88; 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.

Leslie E. Moore
LESLIE E. MOORE

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath) ss.
January 4, 19 88
Personally appeared the above named LESLIE E. MOORE and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me: Kristi L. Reid
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/91

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 , 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 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

LESLIE E. MOORE
2033 Madison
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

ALLEN E. LOFTON and MELINDA R. LOFTON
2113 Madison
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of) 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.
Recording Officer
By Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

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Order No.: 19093-K

EXHIBIT "A"
LEGAL DESCRIPTION

The N1/2 of the following described property:

A portion of land situate in the SW1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 792 feet North of an iron pin driven into the ground at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis S. Saylor which pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said highway; thence East 330 feet; thence North 132 feet; thence West 330 feet; and thence South 132 feet to the point of beginning.

Tax Account No.: 3909 001BC 04900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 5th day of January A.D., 19 88 at 9:24 o'clock A M., and duly recorded in Vol. M88 of Deeds on Page 97

FEE $15.00

Evelyn Biehn County Clerk

By

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 14th day of January A.D., 19 88 at 3:23 o'clock P M., and duly recorded in Vol. M88 of Deeds on Page 741

FEE $10.00

Evelyn Biehn, County Clerk

By