

92062

MTC-204230

KNOW ALL MEN BY THESE PRESENTS, That ROBERT M. GIBBS and ELEANOR J. GIBBS, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES R. MOORE, 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 Reverse for description

**Trust Deed in favor Rhoda Harnden & Julie Evans recorded as document M83, Page 20458, re-recorded as M85, Page 3884 on March 15, 1985 which the herein grantee assumes and agrees to pay.

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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with** 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 \$ 64,000.00. Howsoever the actual consideration paid for this transfer, stated in terms of dollars, is \$ 64,000.00. The whole consideration paid for this transfer, stated in terms of dollars, is \$ 64,000.00. 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 28 day of September, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON Washington) ss.
County of Isakane
September 28, 19 88

Personally appeared the above named
Robert M. Gibbs & Eleanor J. Gibbs

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

Notary Public for OREGON Washington
My commission expires: 10-2-91

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)

Gibbs
East 4023 Chris Ct
Meade, WA 99021
GRANTOR'S NAME AND ADDRESS

Moore
836 Pacific Service
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Moore

above address

NAME, ADDRESS, ZIP

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

Moore

above 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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Order No.: 20423-D

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3 of Block 37, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the most Northerly corner of Lot 3, Block 37, HOT SPRINGS ADDITION to Klamath Falls, Oregon; thence South 61 degrees 42' West along the line between Lots 2 and 3 of said Block 37, a distance of 87.5 feet; thence South 28 degrees 18' East, one foot; thence North 61 degrees 42' East 87.5 feet to the Northeasterly line of said Lot 3; thence North 28 degrees 18' West, one foot to the point of beginning, being a portion of Lot 3, Block 37, Hot Springs Addition to Klamath Falls, Oregon.

Tax Account No.: 3809 028BC 09800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of Sept. A.D., 19 88 at 3:58 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 16289.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Muller