



#01033067

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

YVONNE I. MOORE

4429 El CerritoKlamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

BARBARA A. SMITH and STEVEN J. JACKSON, hereinafter called  
GRANTOR(S), convey(s) to YVONNE I. MOORE, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

LOT 12 in BLOCK 1 of TRACT NO. 1116, SUNSET EAST, 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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except the following specific  
items:

1. Conditions and restrictions as shown on the recorded plat of  
Sunset East. 2. Rules, regulations and statutory powers of  
Sunset Lighting District. 3. Rules, regulations and statutory  
powers of South Suburban Sanitary District. 4. Declaration of  
Conditions and Restrictions recorded 9-13-76, Book M76 at page  
14336. 5. Trust Deed, including the terms and provisions  
thereof, in favor of Cenlar Federal Savings Bank, dated October  
9, 1979 and recorded October 16, 1979, in Book M79 at page  
24406, which Trust Deed the Grantee herein assumes and agrees to  
pay according to the terms as contained therein. 6. Trust  
Deed, including the terms and provisions thereof, in favor of  
Benjamin E. Robinson and Opal Fern Robinson, dated September 10,  
1987 and recorded September 14, 1987, in Book M87 at page  
16639, which Trust Deed the Grantee herein does NOT assume and  
agree to pay and Grantors hereby hold Grantee harmless  
therefrom.

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  
\$83,500.00.

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 9th day of February, 1989.

Barbara A. Smith  
BARBARA A. SMITH

Steven J. Jackson  
STEVEN J. JACKSON

Continued on next page  
(Reverse side hereof)

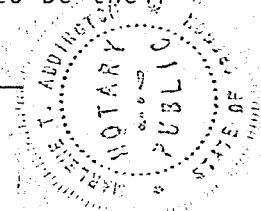
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STATE OF OREGON, County of Klamath)ss.

February 9, 1989.

Personally appeared the above named BARBARA A. SMITH and STEVEN J. JACKSON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Harlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1989.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day  
of Feb. A.D., 19 89 at 10:49 o'clock A.M., and duly recorded in Vol. M89,  
of Deeds on Page 2683.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullins