

WARRANTY DEED

97676

MTC-21035K

KNOW ALL MEN BY THESE PRESENTS. That BEN E. SYKES and DORIS E. SYKES, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH MORAN and PATRICIA MORAN, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Lot 2, Block 51, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3510-034A0-00500.

"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 and the above granted premises, free from all encumbrances except all those of record 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 \$ 3,500.00

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 28th day of February, 19 89; 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.

X BEN E. SYKES

X DORIS E. SYKES

STATE OF OREGON, County of _____) ss.

STATE OF CALIFORNIA

COUNTY OF Contra Costa

On February 28, 1989

State, personally appeared BEN E. SYKES & DORIS E. SYKES

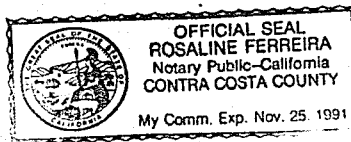
to be the person S whose name S are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature

Rosaline Ferreira
Rosaline Ferreira

My commission expires:



My commission expires:

BEN E. SYKES and DORIS E. SYKES

2121 Robles Drive

Antioch, CA 94509

GRANTOR'S NAME AND ADDRESS

JOSEPH MORAN and PATRICIA MORAN

3601 Monica Avenue

Long Beach, CA 90808

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

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of March, 19 89, at 12:33 o'clock P. M., and recorded in book M89 on page 3718 or as file/reel number 97676.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. O. Mullins Deputy

Fee \$8.00