

99266

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

BARRY L. HOBBS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH MOUSSEAU & ROSE MOUSSEAU, husband and wife, hereinafter called 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 1, Block 7, ORIGINAL TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 4110-2DD-300

Subject to: Liens and encumbrances of record including Trust Deed recorded in Volume M86, page 17224, Microfilm Records of Klamath County, Oregon, which buyers herein agree to assume and pay.

"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 those of record and 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 \$ 9,000.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (in whole or in part). The sentence between the symbols, if not applicable, should be deleted.~~

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 16th day of April, 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.

Barry L. Hobbs  
Barry L. Hobbs

STATE OF OREGON,

County of Clackamas, ss.  
April 18, 19 89.

Personally appeared the above named Barry L. Hobbs

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

Before CLAYTON WILSON  
Notary Public Oregon  
(OFFICIAL SEAL) My Commission Expires 11-19-89  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_, ss.

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_, 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: \_\_\_\_\_

Barry L. Hobbs

3855 SW Lake Grove Ave #19  
LAKE OSWEGO OR 97035  
GRANTOR'S NAME AND ADDRESS

Kenneth Mousseau &amp; Rose Mousseau

C/O 90 Box 815  
Merrill OR 97633  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth Mousseau &amp; Rose Mousseau

C/O 90 Box 815  
Merrill OR 97633  
NAME, ADDRESS, ZIP

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

Kenneth Mousseau &amp; Rose Mousseau

C/O 90 Box 815  
Merrill, OR 97633  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was received for record on the 20th day of April, 19 89, at 3:11 o'clock P. M., and recorded in book M89 on page 6701 or as file/reel number 99266, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Carol Mousseau Deputy

Fee \$8.00