

#01033626
WARRANTY DEEDAFTER RECORDING RETURN TO:
ROBERT FRANK MOSS
LENITA GAIL MOSS
2983 Clearland Circle
Pittsburg, CA. 94565UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEGORDON M. NIXON hereinafter called GRANTOR(S), convey(s) to
ROBERT FRANK MOSS and LENITA GAIL MOSS, husband and wife
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:THE NORTH 1/2 of GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 37 SOUTH, RANGE
15 EAST OF THE WILLAMETTE MERIDIAN, 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: 1) Taxes for the
fiscal year 1989-'90, a lien not yet payable. 2) Subject to
rules and regulations of Fire Parol District. 3) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of road or highways. 4) One-half
interest in the mineral rights as reserved in Deed Volume 85,
page 248, Deed Records, Klamath County, Oregon. 5) Two
Easements, including the terms and provisions thereof, recorded
in Book 316, page 391 on October 9, 1959 and recorded in Book
M-77, page 3138 on February 22, 1977.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
\$11,000.00.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 15th day of August, 1989.Gordon M. Nixon
GORDON M. NIXON

STATE OF OREGON, County of Klamath)ss.

August 18, 1989.

Personally appeared the above named GORDON M. NIXON and
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me, Barlene L. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
of Aug. A.D., 19 89 at 3:51 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 15458.

FEE \$13.00

Evelyn Biehn County Clerk

By *Pauline M. Anderson*