



14865

ARC #05034705  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
STEPHEN D. FULTON  
SANDRA L. FULTON  
6709 Shasta Way  
Klamath Falls, Or. 97603

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

EARL BARNUM AND HAZEL BARNUM, as Tenants by the entirety  
hereinafter called GRANTOR(S), convey(s) to STEPHEN D. FULTON  
AND SANDRA L. FULTON, Husband and Wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

Lot 2, Block 4, SECOND ADDITION TO MOYINA, in the County of  
Klamath, State of Oregon.  
CODE 141 MAP 3809-36DC 7500

"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) Conditions,  
Restrictions as shown on the recorded plat of Second Addition to  
Moyina. 2) Regulations, including levies, liens, assessments  
water and irrigation rights, rights of way, easements and  
easements for ditches and canals, of Moyina Heights water  
District and South Suburban Sanitary District. 3) Easement,  
including the terms and provisions thereof for electric  
transmission line granted to The California Oregon Power Company ..  
recorded April 5, 1940 in Book 128 at Page 267 and also  
recorded June 8, 1956 in Book 284 at page 22.

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  
\$79,900.00.

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 1st day of March, 1990.

EARL BARNUM

HAZEL BARNUM

STATE OF OREGON, County of KLAMATH)ss.  
MARCH 2, 1990

Personally appeared the above named EARL BARNUM AND HAZEL BARNUM  
and acknowledged the foregoing instrument to be their voluntary  
act and deed.

Before me:   
Notary Public for Oregon  
My Commission Expires: MARCH 1990

Aspen  
TITLE & ESCROW, INC.

STATE OF OREGON: COUNTY OF KLAMATH: ss,

Filed for record at request of Aspen Title Co. the 2nd day  
of March A.D., 19 90 at 3:35 o'clock P.M., and duly recorded in Vol. M90  
of Deeds on Page 4060

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mueller

