

12466

WARRANTY DEED

Vol. m90 Page 4964

KNOW ALL MEN BY THESE PRESENTS, That DAVID W. MOORE & JOANN MOORE, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD B. JONES & CINDY A. JONES, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Subject to: Existing Mortgages in favor of Department of Veterans' Affairs recorded in Volume M72, page 12901 and Volume M80, page 14871, Microfilm Records of Klamath County, Oregon, which buyers herein agree to assume and pay. Also subject to Mortgages in favor of Farmers Home Administration recorded in Volume M81, page 10787 and Volume M83, page 16416, Microfilm Records of Klamath County, 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 \$ 95,000.00

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 15th day of March, 1990; 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.

David W. Moore

Joann Moore

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:

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named \_\_\_\_\_  
David W. Moore & Joann Moore

\_\_\_\_\_ and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Pamela J. Spencer  
Before PAMELA J. SPENCER  
NOTARY PUBLIC-OREGON  
My Commission Expires 7/16/92

David W. Moore & Joann Moore

PO Box 149

MAILIN OR 97632

GRANTOR'S NAME AND ADDRESS

Richard B. Jones & Cindy A. Jones

30469 Tranformer Rd

MAILIN OR 97632

GRANTEE'S NAME AND ADDRESS

Richard B. Jones & Cindy A. Jones

30469 Tranformer Rd

MAILIN OR 97632

NAME, ADDRESS, ZIP

Send a change if requested all tax statements shall be sent to the following address.

Richard B. Jones & Cindy A. Jones

30469 Tranformer Rd

MAILIN OR 97632

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

That portion of the NW1/4 NW1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, lying North and East of Shasta View Irrigation Canal, Klamath County, Oregon.

PARCEL 2:

That portion of NW 1/4 NW1/4 Section 4, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of Shasta View Irrigation District Canal, EXCEPTING THEREFROM the South 30 feet thereof.

Tax Account No: 4112 00400 00500 4112 00400 00600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day  
of March A.D., 19 90 at 9:34 o'clock AM., and duly recorded in Vol. M90,  
of Deeds on Page 4964.

Evelyn Biehn - County Clerk  
By Pauline Nielsen

FEE \$33.00