

24660

WARRANTY DEED

Vol. 1991 Page 686

KNOW ALL MEN BY THESE PRESENTS, That RAY F. Moss & Denise Moss husband and wife, and Julia Nelson hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAY F. Moss and Denise Moss husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 as it appears on the reverse of this Deed.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ 0

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ⓪ (The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.)

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 11 day of January, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

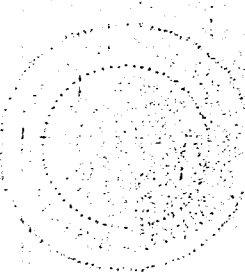
Ray F. Moss
Denise Y. Moss
Julia A. Nelson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 11, 1991, by Ray F. Moss and Denise Y. Moss and Julia Nelson

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____

P. Douglas B. Rutledge
Notary Public for Oregon
My commission expires April 1, 1994



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

RAY F. Moss & Denise Moss
3130 E. Langel Uly. RD
BONANZA, OR 97623
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

LEGAL DESCRIPTION

PARCEL 1:

The Easterly 142.5 feet of Block 50A, all of Blocks 50B, 59B, 59A, 59C, 60A, and 60B in East Bonanza, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting therefrom those portions thereof conveyed to Lost River Cemetery Association, Inc., by Deed recorded December 16, 1949 in Deed Volume 236, page 572, Records of Klamath County, Oregon.

PARCEL 2:

A parcel of land located in the SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the Easterly line of West Park Street of East Bonanza, Oregon, with the South line of Section 10, Township 39 South, Range 11 East of the Willamette Meridian; said point of beginning being 1890 feet West of the Southeast corner of said Section 10; thence North along the East line of said West Park Street, 810 feet to a point; thence East at right angles to West Park Street, 250 feet to a point; thence North 30 feet to a point; thence East 80 feet to a point; thence South 30 feet to a point; thence East 70 feet to a point; thence South 300 feet to a point; thence East 290 feet to said Section 10; thence West along said Section line 690 feet more or less to the point of beginning.

PARCEL 3:

A parcel of land situate in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the North line of Section 15, Township 39 South, Range 11 East of the Willamette Meridian from which the Northeast corner of said Section 15 bears South 89 degrees 06' 20" East 531.7 feet distant; thence South 0 degrees 05' 30" East 184.55 feet to an iron pin; thence North 89 degrees 40' 50" West 788.4 feet to an iron pin; thence North 0 degrees 08' 40" East 192.45 feet, more or less, to a point on the North line of said Section 15; thence South 89 degrees 06' 20" East 787.7 feet, more or less along the North line of said Section 15, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ray F. Moss the 11th day
of Jan. A.D., 19 91 at 10:59 o'clock A. M., and duly recorded in Vol. M91
of Deeds on Page 686.

Evelyn Biehn County Clerk

By Arline Muelndore

FEE \$33.00