

24798

MTC #24824-K

WARRANTY DEED

17938 MIC #24624-K
KNOW ALL MEN BY THESE PRESENTS, That James A. Hamilton and Marilyn Sue Hamilton,
as tenants by the entirety _____ David W. Moody _____

as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David W. Moody and Susan M. Moody, 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, 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 14, Block 5, TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 all those of record and those apparent to the land as of the date of this deed and that

of record and those apparent to the land 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 purchase price paid for this transfer, stated in terms of dollars, is \$ 77,500.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 77,500.00.

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 11th day of January, 19 91 ;
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.

STATE OF OREGON,
County of Klamath
January 11 1991

Personally appeared the above named
James A. Hamilton and
Marilyn Sue Hamilton

James A. Hamilton

Marilyn Sue Hamilton

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

Before me:

Notary Public for Oregon

My commission expires: 6/8/92

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this _____

_____, 19____, by _____

president, and by _____

secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

James A. Hamilton and Marilyn Sue Hamilton

STATE OF OREGON,

55.

County of Klamath

I certify that the within instrument was received for record on the 14th day of Jan., 19 91, at 2:07 o'clock P M., and recorded in book M91 on page 898 or as file/reel number 24798.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Henderson Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY