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WARRANTY DEED

Vol. ma 1 Page 5859

AFTER RECORDING RETURN TO:
TIMOTHY MICHAEL EVINGER
KELLY MICHELLE EVINGER

1343 MacClellan
Klamath Falls, OR 97603

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

PEGGY I. CODDINGTON hereinafter called GRANTOR(S), convey(s) to
TIMOTHY MICHAEL EVINGER AND KELLY MICHELLE EVINGER, HUSBAND AND
WIFE hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

Lot 99, MOYINA, in the County of Klamath, State of Oregon.

CODE 141 MAP 3809-36CD TL 1700

"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 Moyina. 2)
Building and use restrictions, 30 foot set back line along front
of lots and 10 foot sewer and utility easement along rear of
lots, including the terms and provisions thereof, as set out on
the plat and in the dedication of Moyina. 3) This property lies
within and is subject to the levies and assessments of the
Moyina Water District. 4) This property lies within and is
subject to the levies and assessments of the Klamath County
Drainage District. 5) Regulations, including levies, liens,
assessments, rights of way and easements of the South Suburban
Sanitary District, and as per Ordinance No. 29, recorded May 24,
1983 in Book M-83 at page 8062 and as per Ordinance No. 30,
recorded May 30, 1986 in Book M-86 at page 9346 and as per
Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page
207, and as per Ordinance No. 32, recorded May 14, 1990 in Book
M-90 at page 9131. 6) Trust Deed, including the terms and
provisions thereof to secure the amount noted below and other
amounts secured thereunder, if any: Grantor: R. K. Coddington
aka Ray Keith Coddington and Peggy I. Coddington, husband and
wife; Trustee: Mt. Title Co.; Beneficiary: First interstate
Bank of Oregon, N.A., a national banking association; dated on
May 1, 1989 and recorded on May 2, 1989 in Book M-89 at page
7572. WHICH SAID TRUST DEED THE GRANTEE HEREIN DOES NOT AGREE
TO ASSUME, AND THE GRANTOR HEREBY AGREES TO HOLD GRANTEE
HARMLESS THEREFROM.

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
\$70,000.00.

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 12th day of MARCH, 1991.

PEGGY I. CODDINGTON

STATE OF ARIZONA, County of PINAL) ss.

Continued on next page

2880

