

MITC 25799

KNOW ALL MEN BY THESE PRESENTS, That  
JEFFERY V. KRESSIN and BETH A. KRESSIN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
ROBERT P. MOORE and KERRI L. MOORE, husband and wife  
 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 19 in Block 8, TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

SEE EXHIBIT "A" ON THE REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 those of record and those apparent upon the land, if any, as 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 \$ 13,000.00

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 14th day of August, 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.

Richard H. Howard

STATE OF OREGON, )  
County of Klamath ) ss.  
August 14, 19 91

JEFFERY V. KRESSIN  
BETH A. KRESSIN

Personally appeared the above named \_\_\_\_\_  
 JEFFERY V. KRESSIN  
 BETH A. KRESSIN

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

Before me: Justin L. K...

John J. [illegible]  
[illegible] for Oregon

Notary Public for Oregon  
My commission expires: 11/16/91

My commission expires: 11/19/11

1000

1947

100-100000

10-1-50

1 APRIL 2 1964

~~JEFFERY V. KRESSIN and BETH A. KRES~~

~~P.O. BOX 294~~  
~~BURLINGTON, IL 60109~~

GRANTOR'S NAME AND ADDRESS

ROBERT P. MOORE and KERRI L. MOORE

~~3868 RIO VISTA~~

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS	AMOUNT	DATE	REMARKS
...	...	...	...

After recording return by: **ROBERT P. MOORE and KERRI L. MOORE**

3868 RIO VISTA

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP \_\_\_\_\_  
\_\_\_\_\_
Write or call to the following address: \_\_\_\_\_

ROBERT P. MOORE and KERRI L. MOORE

3868 RIO VISTA

KLAMATH FALLS, OR 97603

\_\_\_\_\_

~~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 a~~

~~file/reel number \_\_\_\_\_~~

~~Record of Deeds of said county.~~

~~Witness my hand and seal of Court~~

~~affixed.~~

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

## EXHIBIT "A"

.....subject to a Trust Deed (Mortgage), including terms and provisions thereof, on said property in the original face amount of \$68,765.00 executed by grantors herein on Jan. 7, 1991, in favor of U.S. / Bancorp. Mortgage Company as security for a loan guaranteed (or insured) by the Secretary of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed (Mortgage) being recorded on January 7, 1991, in Volume M91 Page 329 of the records of Klamath County, Oregon State, upon which loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of Jeffery V. Kressin & Beth A. Kressin under the terms of the instruments creating and securing the loan described above to indemnify the Secretary of Veterans Affairs to the extent of any claim paid because of the guaranty or insurance of said loan.

<u>Jeffery V. Kressin</u>	8/14/91	<u>Shirley P. Melli</u>	8/14/91
SELLER	DATE	BUYER	DATE
<u>Beth A. Kressin</u>	8/14/91	<u>Kelli L. Moore</u>	8/14/91
SELLER	DATE	BUYER	DATE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day of Aug. A.D., 19 91 at 11:47 o'clock A M., and duly recorded in Vol. M91 of Deeds on Page 16031.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mulendore