

34648

Loan #0100442937

Vol. m91 Page 18638

ATC #37398

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

MARVIN R. TIDWELL and MARTHA H. TIDWELL, husband and wife
 convey(s) to THOMAS J. MOORE and SUSAN MOORE, husband and wife, hereinafter called grantor,
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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
Covenants, conditions, restrictions, reservations, rights, rights of way
and easements of record, if any, and those apparent on the land.
 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 \$ 85,000.00. "However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)" (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

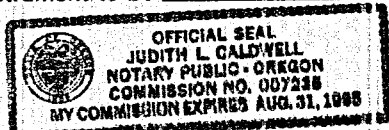
IN WITNESS WHEREOF, the grantor has executed this instrument this 11th day of September, 19 91.

Marvin R. Tidwell
Martha H. Tidwell

STATE OF OREGON, County of Klamath ss.

September 11, 19 91.

Personally appeared the above named Marvin R. Tidwell and Martha H. Tidwell
 and acknowledged the foregoing
 instrument to be their voluntary act and deed.



Before me:

Judith L. Caldwell
 Notary Public for OREGON
 My Commission Expires: 8-31-95

Marvin R. Tidwell and Martha H. Tidwell
C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Thomas J. Moore and Susan R. Moore

2409 and 2411 Kane Street

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

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/reel/volume No. ____ on
 page ____ or as document/fee/title/
 instrument/microfilm No. ____,
 Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

NAME

TITLE

By _____

Deputy

91 SEP 12 PM 4 07

EXHIBIT "A"

PARCEL 1:

The West half of Tract 13 of Kielsmeier Acre Tracts, according to the official plat thereof on file in the records of Klamath County, Oregon.

PARCEL 2:

The East half of Tract 13 of Kielsmeier Acre Tracts, EXCEPTING THEREFROM the following described property:

Beginning at the Northeasterly corner of Lot 13, Kielsmeier Acre Tracts; thence South along the Easterly line of said Lot 13, a distance of 36.00 feet to the centerline of Enterprise Irrigation District Canal; thence along the centerline of said Canal, South 85 degrees 44 minutes West, a distance of 38.72 feet; thence North 76 degrees 36 minutes West, a distance of 48.00 feet; thence North 44 degrees 03 minutes West, a distance of 37.00 feet; thence North 24 degrees 10 minutes West, a distance of 1.57 feet, to a point on the Northerly line of said Lot 13; thence South 89 degrees 52 minutes East, a distance of 111.67 feet to the point of beginning.

Tax Acct. No.: 041 - 3909-2DB-700 Key No.: 522027
Tax Acct. No.: 041 - 3909-2DB-800 Key No.: 522036
Tax Acct. No.: M-113484 Key No.: M47318

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day
of Sept. A.D., 19 91 at 4:07 o'clock P M., and duly recorded in Vol. M91,
of Deeds on Page 18638.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullins