

KNOW ALL MEN BY THESE PRESENTS, That PATRICK L. MOORE and CATHY L. MOORE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL B. EVANS, 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:

SEE EXHIBIT A 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 \$ 67,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, 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 13th day of January, 19 92; 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 ) ss.  
January 13, 19 92

Personally appeared the above named

PATRICK L. MOORE and

CATHY L. MOORE

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

Before me:

Kristi L. Redd  
Notary Public for Oregon

My commission expires: 11/16/95



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)

PATRICK L. MOORE and CATHY L. MOORE

8011 HARPOLD RD.

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

PAUL B. EVANS

8011 HARPOLD RD.

BONANZA, OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

PAUL B. EVANS

8011 HARPOLD RD.

BONANZA, OR 97632

NAME, ADDRESS, ZIP

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

PAUL B. EVANS

8011 HARPOLD RD.

BONANZA, OR 97632

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 \_\_\_\_\_ on page \_\_\_\_\_ or as

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

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

MTC NO.: 26818-KR

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1

Beginning at a point 580 feet North of the SE corner of the W1/2 SE1/4, Section 30, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence Northerly 300 feet; thence Westerly 875 feet to the East boundary of Harpold Road; thence Southerly 300 feet, more or less, along said East boundary of Harpold Road; thence Easterly 905 feet to the point of beginning.

## PARCEL 2

That portion of the W1/2 SE1/4, Section 30, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the SE corner of the W1/2 SE1/4, said Section 30; thence North 580 feet to a point; thence West parallel with the South line of said W1/2 SE1/4, said Section 30, 905 feet, more or less, to the Easterly right of way line of Harpold Road; Thence Southerly along the Easterly right of way line of said Harpold Road to the South boundary line of said W1/2 SE1/4, Section 30; thence Easterly along the Southerly line of said W1/2 SE1/4, Section 30, 987 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the following described parcel:  
Beginning at the Southeast corner of the W1/2 SE1/4, said Section 30; thence North 290 feet to a point; thence West parallel with the South line of said W1/2 SE1/4, Section 30, to the Easterly right of way line of Harpold Road; thence Southerly along the Easterly right of way line of said Harpold Road to the South boundary line of said W1/2 SE1/4, Section 30; thence Easterly along the Southerly line of said W1/2 SE1/4, Section 30, 987 feet more or less, to the point of beginning.

TOGETHER WITH a 1979 EATPK Mobile Home, Oregon License #X162621, and Serial #11809850 which is situate on the real property described herein.

SUBJECT TO: Real Estate Contract, dated April 4, 1988, and recorded April 7, 1988, in Volume M88, apge 4971, Microfilm Records of Klamath County, Oregon, between The State of Oregon by and through the Director of Veterans' Affairs, as Vendor and Patrick L. Moore and Cahty L. Moore, husband and wife, as Vendees and rerecorded on April 15, 1988, in Volume M88, page 5860, Microfilm Records of Klamath County, Oregon. The Grantees named herein hereby agree to assume and pay in full the Real Estate Contract described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day  
of Jan. A.D. 19 92 at 10:51 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 734.

Evelyn Biehn, County Clerk

By Rauline Mullenders

FEE \$33.0