

55834

m7c 29008

KNOW ALL MEN BY THESE PRESENTS, That Joseph D. Smith and Cindy H. Smith

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Eric A. Moser and Janet S. Moser, 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:

PLEASE SEE REVERSE SIDE OF THIS DOCUMENT

## 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 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00.  
~~XXXXXX the actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00. XXXXXX~~  
~~part of the consideration, indicate which, XXXXXX the state between the symbols, XXXXXX should be deleted XXXXXX~~  
 Sec. 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 29th day of December, 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.  
 December 29, 19 92

Joseph D. Smith  
Cindy H. Smith  
 Joseph D. Smith  
 Cindy H. Smith

Personally appeared the above named \_\_\_\_\_  
Joseph D. Smith and  
Cindy H. Smith

\_\_\_\_\_ 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

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

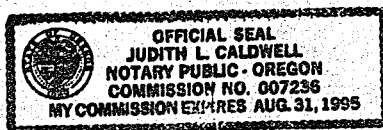
\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
 My commission expires: \_\_\_\_\_ (SEAL)

Joseph D. SmithCindy H. SmithC/O KFFSL

GRANTOR'S NAME AND ADDRESS

Eric A. MoserJanet S. MoserC/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA2943 SOUTH SIXTH STREETKLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA2943 SOUTH SIXTH STREETKLAMATH FALLS, OR 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 \_\_\_\_\_ 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

31047

## LEGAL DESCRIPTION

The following described real property situated in Klamath County, Oregon:

A parcel of land situated in the N1/2S1/2NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E1/2SE1/4 (E 1/16 corner) of said Section 11, thence North 00 degrees 26' 00" West (North 00 degrees 16' West by Deed Volume M74-9088 as recorded in the Klamath County Deed Records) 1786.3 feet; thence South 89 degrees 40' 10" East (South 89 degrees 31' East by said Deed Volume M74-9088) 150.00 feet to the True Point of Beginning of this description; thence continuing South 89 degrees 40' 10" East 85.00 feet; thence South 00 degrees 19' 50" West 129.99 feet to the South line of said N1/2S1/2NE1/4; thence North 89 degrees 40' 10" West along said line, 83.27 feet; thence North 00 degrees 26' 00" West (North 00 degrees 16' West by said Deed Volume M74-9088) 130.00 feet to the True Point of Beginning.

TOGETHER WITH a 60 foot easement, for ingress and egress, described as follows:

Beginning at the True Point of Beginning of the above described parcel; thence South 89 degrees 40' 10" East 85.00 feet, thence North 00 degrees 19' 50" East 60.00 feet; thence North 89 degrees 40' 10" West 205.80 feet to the Easterly right of way line of Homedale Road; thence South 00 degrees 26' 00" East, along said right of way line, 60.00 feet; thence South 89 degrees 40' 10" East 120 feet to the Point of Beginning, with bearings based on Survey No. 1538, as recorded in the office of the Klamath County Surveyor.

\* \* \* END \* \* \*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 30th day  
of Dec. A.D., 1992 at 11:19 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 31046.  
By Evelyn Biehn County Clerk  
Quelene Nielander

FEE \$35.00