

57040

MT 29067-

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Arthur Duane Borrer and Marilyn J. Borrer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daryl G. Moser and Virginia L. 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:

The Easterly 50 feet of Lots 12 and 13 in Block 8 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 95,500.00

~~However, the consideration stated in this instrument is not to be construed as a limitation on the grantor's obligation to defend the premises against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.~~

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 January, 1993; 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 )  
January 29, 1993 ) ss.

Arthur Duane Borrer  
Arthur Duane Borrer  
Marilyn J. Borrer  
Marilyn J. Borrer

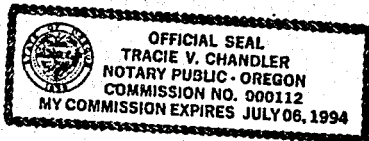
Personally appeared the above named  
Arthur Duane Borrer  
Marilyn J. Borrer

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

Before me:

Notary Public for Oregon  
My commission expires: 7-6-94

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)

Arthur Duane Borrer	GRANTOR'S NAME AND ADDRESS
Marilyn J. Borrer	
C/O KFFSL	
Daryl G. Moser	GRANTEE'S NAME AND ADDRESS
Virginia L. Moser	
C/O KFFSL	
After recording return to:	
KLAMATH FIRST FEDERAL S&LA	NAME, ADDRESS, ZIP
2943 SOUTH SIXTH STREET	
KLAMATH FALLS, OR 97603	
Until a change is requested all tax statements shall be sent to the following address:	
KLAMATH FIRST FEDERAL S&LA	NAME, ADDRESS, ZIP
2943 SOUTH SIXTH STREET	
KLAMATH FALLS, OR 97603	

STATE OF OREGON, ) ss.  
County of Klamath  
I certify that the within instrument was received for record on the 1st day of Feb., 1993, at 11:42 o'clock A.M., and recorded in book M93 on page 2285 or as file/reel number 57040. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline M. M. Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY