

MTC #30694

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Ozdjan Hassan and Bonnie Hassan

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Willis G. Moore and Monica S. Moore, Husband and Wife and Timmie L. Moore, 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:

\*\*\* not as tennants in common but with right of survivorship.

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 \$ \*\*120,000.00\*\*

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 24th day of August, 19 93; 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.  
August 24, 19 93

Personally appeared the above named  
Ozdjan Hassan and  
Bonnie Hassan

Ozdjan Hassan  
 Ozdjan Hassan

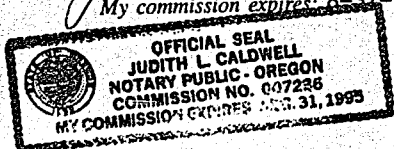
Bonnie Hassan  
 Bonnie Hassan

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 \_\_\_\_\_ (SEAL)  
 My commission expires: \_\_\_\_\_

Ozdjan Hassan  
Bonnie Hassan  
C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Willis G. Moore  
Monica S. Moore  
C/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH 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&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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.

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

## PARCEL 1

A tract of land situated in the NW1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwesterly intersection of Greensprings Drive and Jackson Avenue, from which the Northwest corner of said Section 8, as computed from recorded survey No. 589, bears North 51 degrees 19' 30" West 753.86 feet and North 00 degrees 43' 00" West 929.1 feet; thence North 38 degrees 40' 30" East, along the Northwesterly right of way line of said Greensprings Drive, 80.00 feet to the TRUE POINT OF BEGINNING of this description; thence continuing along said right of way line North 38 degrees 40' 30" East 180.00 feet; thence North 51 degrees 19' 30" West 320.00 feet; thence South 38 degrees 40' 30" West 180.00 feet; thence South 51 degrees 19' 30" East 320.00 feet to the TRUE POINT OF BEGINNING.

Above bearings are based on record of Survey No. 589 filed in the Office of the County Clerk, Klamath County, State of Oregon.

## PARCEL 2

A tract of land situated in the NW1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwesterly intersection of Greensprings Drive and Jackson Avenue, from which the Northwest corner of said Section 8, as computed from recorded survey No. 589, bears North 51 degrees 19' 30" West 753.86 feet and North 00 degrees 43' 00" West 929.1 feet; thence North 38 degrees 40' 30" East, along the Northwesterly right of way line of said Greensprings Drive, 260.00 feet to the TRUE POINT OF BEGINNING of this description; thence continuing along said right of way North 38 degrees 40' 30" East 100.00 feet; thence North 51 degrees 19' 30" West 320.00 feet; thence South 38 degrees 40' 30" West 100.00 feet; thence South 51 degrees 19' 30" East 320.00 feet to the TRUE POINT OF BEGINNING.

Above bearings are based on record of Survey No. 589 filed in the Office of the County Clerk, Klamath County, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 27th day  
of Aug. A.D. 19 93 at 11:02 o'clock a M., and duly recorded in Vol. M93  
of Deeds on Page 21609.

FEE \$35.00

Evelyn Biehn - County Clerk

By Debra M. Muelndore