



69610

10-13-93A10:54 RCVD

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WARRANTY DEED

#01040578

AFTER RECORDING RETURN TO:

RALPH A. BURTON
CATHERINE L. BURTON
1731 WINONA WAY
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

STEVEN W. MOONEY and NANCY JO MOONEY, husband and wife
hereinafter called GRANTOR(S), convey(s) to RALPH A. BURTON and
CATHERINE L. BURTON, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 10, Block 2, FIRST ADDITION TO WINEMA GARDENS, in the County
of Klamath, State of Oregon.

Code 143 Map 3909-1BA TL 2600

"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."

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 apparent upon 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
\$72,500.00.

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 8th day of October, 1993.

Steven W Mooney
STEVEN W. MOONEY

Nancy Jo Mooney
NANCY JO MOONEY

STATE OF OREGON, County of Klamath)ss.

On this 8th day of October, 1993,

Personally appeared the above named STEVEN W. MOONEY and NANCY
JO MOONEY and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 13th day
of Oct. A.D., 19 93 at 10:54 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 26688

FEE \$30.00

Evelyn Biehn County Clerk
By Carol Johnson