

K-46431



STATUTORY WARRANTY DEED (Individual or Corporation)

KIRK R. SIPES AND DEANNA S. SIPES

conveys and warrants to RYAN J. MORO AND LISA M. MORO, HUSBAND AND WIFE, Grantorthe following described real property in the County of KLAMATH and State of Oregon, Grantee.

Lot 67 of Yalta Gardens, according to the official map thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances EXCEPT
 SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAYS AND EASEMENTS OF RECORD
 AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 58,200.00 (Here comply with the requirements of ORS 93.030-93.031.)

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 4th day of April 19 94, if a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Kirk R. Sipes
 KIRK R. SIPES

Deanna S. Sipes
 DEANNA S. SIPES

STATE OF OREGON, County of Klamath ss.
 The foregoing instrument was acknowledged before me
 this 4th day of April 19 94
 by Kirk R. Sipes and Deanna S. Sipes

CORPORATE ACKNOWLEDGEMENT
 STATE OF OREGON, County of ss.
 The foregoing instrument was acknowledged before me
 this day of 19
 by and

Notary Public for Oregon
 My commission expires: 2/4/97

Danny C. Allen



OFFICIAL SEAL
 a DANNY C. ALLEN
 NOTARY PUBLIC - OREGON of the corporation.
 COMMISSION NO. 021865
 MY COMMISSION EXPIRES FEB. 04, 1997

After recording return to:
 MR. AND MRS. RYAN J. MORO
 1831 KANE
 KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP
 Unless a change is requested all tax statements shall be sent to the following address:

MR. AND MRS. RYAN J. MORO
 1831 KANE STREET
 KLAMATH FALLS, OR 97603

OTTC 508 NAME, ADDRESS, ZIP

STATE OF OREGON

County of Klamath, ss.

Filed for record at request of:

Klamath County Title Co

on this 4th day of April A.D. 19 94
 at 11:01 o'clock A M. and duly recorded
 in Vol. 94 of Deeds Page 3741

Evelyn Eriam
 By Deanna S. Sipes County Clerk

Fec. \$30.00

Deputy.