

79681

04-25-94A11:50 RCVDS

246409

STATUTORY WARRANTY DEED

Vol 94 Page 12337

DARYL G. MOSER AND VIRGINIA L. MOSER, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY.

conveys and warrants to JAMES E. HEBERLEIN, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
THE EASTERLY 50 FEET OF LOTS 12 AND 13, BLOCK 8, 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.

This property is free of liens and encumbrances, EXCEPT: All easements, covenants, conditions, restrictions, reservations, rights of way and provisions of record, if any.

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.

The true consideration for this conveyance is \$ 115,000.00

DATED this 29TH day of MARCH 19 94.

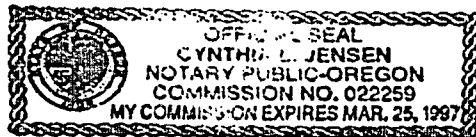
Daryl G. Moser
DARYL G. MOSER

Virginia L. Moser
VIRGINIA L. MOSER

STATE OF OREGON, }
County of Klamath } ss.

BE IT REMEMBERED, That on this 29th day of March, 19 94, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DARYL G. MOSER and VIRGINIA L. MOSER known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Cynthia L. Jensen
Notary Public for Oregon.
My Commission expires 3/25/97

Title Order No. K-46409
Escrow No. 945306AT / 1909-33281

After recording return to:

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

JAMES E. HEBERLEIN

1030 W. OREGON AVE

KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co
on this 25th day of April A.D., 19 94
at 11:50 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 12337.
Evelyn Biehn County Clerk
By Candace Mullendore Deputy.

Fee, \$30.00