

96170

WARRANTY DEED

MTN 33969 KR
Vol. M95 Page

5706

KNOW ALL MEN BY THESE PRESENTS, That

A. J. PETERSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ARTHUR MOORE, JR.

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 W1/2 S1/2 NE1/4 of Section 30, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Trust Deed recorded May 6, 1991 in Volume M91, page 8508, Microfilm Records of Klamath County, Oregon in favor of L.A. Gienger and Pauline H. Gienger dba Gienger Investments, as Beneficiary, which the above named Grantee hereby agrees to assume and pay in full.

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 all 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 \$ 2,250.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 5th day of October, 19 94; 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, MISSOURI)
County of St. Francois) ss.
December 19 94

A. J. PETERSON

Personally appeared the above named

A. J. PETERSON

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

Before me:

Connie Ramsey

Notary Public for Oregon

My commission expires:

Connie Ramsey, Notary Public

State of Missouri - St. Francois County

My Commission Expires Sept. 21, 1997

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

, 19 , by

, president, and by

, secretary of

, corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

A. J. PETERSON

411 CENTER ST

FARMINGTON MO 63640

(GRANTOR'S NAME AND ADDRESS)

ARTHUR MOORE, JR.

487 E HIGH ST

MOORE PARK CA 93021

(GRANTEE'S NAME AND ADDRESS)

Any recording where to:

ARTHUR MOORE, JR.

487 E HIGH ST

MOORE PARK CA 93021

NAME, ADDRESS, ZIP

Until a change is requested all the payments shall be sent to the following address:

ARTHUR MOORE, JR.

487 E HIGH ST

MOORE PARK CA 93021

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDING'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 15th

day of March, 19 95,

at 9:19 o'clock A M., and recorded

in book M95 on page 5706 or as

file/reel number 96170.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer

By Spette Lietz Deputy

FEE:\$30.00

MOUNTAIN TITLE COMPANY

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