

MTC 35490

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS J. SMITH

in consideration of FIVE THOUSAND THREE HUNDRED, Grantor _____
to _____ paid by the Grantee _____ herein, do _____ hereby grant, bargain, sell and convey unto
WILLIAM K. MOORE and DIANA J. MOORE, husband and wife

Grantee s the following described real property, situate in the County of KLAMATH and
State of Oregon, to wit:

Lot 31 in Block 1 of Tract No. 1060, SUN FOREST ESTATES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

To Have and to Hold the granted premises unto the said Grantee s, their Heirs and Assigns forever.
And the Grantor _____ do _____ covenant that he lawfully seized in fee simple of the above granted
premises free from all encumbrances, SEE ATTACHED

and that he will and his heirs, executors and administrators, shall warrant and forever defend the granted
premises, against the lawful claims and demands of all persons, except as above stated.

Witness _____ hand _____ and seal _____ this 30 day of June, 1995.

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

Douglas J. Smith (SEAL)
DOUGLAS J. SMITH (SEAL)
(SEAL)
(SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____
My commission expires _____

(seal)

ESCROW NO. SR-14384KM

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL
BE SENT TO THE FOLLOWING ADDRESS:

WILLIAM K. MOORE
PO BOX 2428
KLAMATH, OR 97739

WILLIAM K. MOORE
PO BOX 2428
LAPINE, OR 97739

STATE OF OREGON

County of _____ } ss.

I certify that the within instrument was received for
record on _____
at _____ o'clock _____, and was recorded
in Book _____ Page _____ Record
of Deeds of said county.

Recorder of Conveyances

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

15483

No. 5907

State of California

County of San Joaquin

On June 3, 1995 before me, Greta Dias / Notary Public

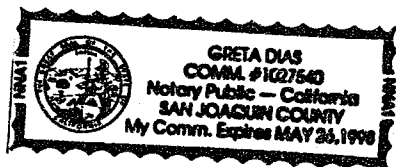
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Douglas J. Smith

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Greta Dias
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

none
DATE OF DOCUMENT

na
SIGNER(S) OTHER THAN NAMED ABOVE

WARRANTY DEED (EXCEPTIONS)

PAGE 2

1. Restrictions as contained in plat dedication, to wit:

"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot line to provide ingress and egress for construction and maintenance to said utilities, and planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 292, Deed Records of Klamath County, Oregon; Additional restrictions provided in any recorded protective covenants.

2. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded September 18, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

4. Easement and release, subject to the terms and provisions thereof, granted to the United States of America for electric transmission line recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of mountain Title Co the 12th day
of June A.D., 19 95 at 3:54 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 15482

FEE \$40.00

By Bernetha G. Letsch County Clerk