

MTC 35511AF

Until a change is requested, all
tax statements should be sent to:

Recording sent to:
Patrick J. Moore
1903 Worden Street
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That James R. Elder and Mary Diane Elder, husband and wife, hereinafter called grantors, for the consideration hereinafter stated do hereby grant, bargain, sell and convey unto Patrick J. Moore, hereinafter called grantee, and unto grantee's heirs, successors and assigns, that certain real property, with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 1: Lots 6, 7, 8 and 9, Block 18, SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Lot 5 in Block 18, SECOND ADDITION TO KLAMATH FALLS, 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 same unto grantee and grantee's heirs, successors and assigns forever.

Said grantors hereby covenant to and with said grantee and grantee's heirs, successors and assigns, that said real property is free from encumbrances created or suffered thereon by grantors and that grantors will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through or under the grantor, excepting those standard title policy coverage exceptions, exclusions, conditions and stipulations.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,500.00.

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.

IN WITNESS WHEREOF, grantors have executed this instrument this 11 day of February, 1993.

James R. Elder
James R. Elder

Mary Diane Elder
Mary Diane Elder

STATE OF OREGON)

County of Lake)

ss.

Be it remembered that on this 11th day of February, 1993, personally appeared before me, a Notary Public in and for said County and State, the above named James R. Elder and Mary Diane Elder and acknowledged the foregoing instrument to be their voluntary act and deed.

Coleen C. Withers
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2-25-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day
of June A.D., 19 95 at 2:31 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 15555

FEE \$30.00

Bernice G. Letsch, County Clerk
Bernice G. Letsch