

## WARRANTY DEED

Vol. M95 Page 1

NTC 35949 MS  
 JOHN R. MUSSER, JR. and FAYE C. MUSSER, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey to  
 RALPH A. BURTON and CATHERINE L. BURTON, husband and wife,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of KLAMATH and State of Oregon, to wit:

LOT 1 IN BLOCK 5 OF MOYINA MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF  
 ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 93,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 2002 CARLSON DRIVE, KLAMATH FALLS, OR 97603

Dated this 8th day of September, 1995.

John R. Musser Jr.  
 JOHN R. MUSSER, JR.

Faye C. Musser  
 FAYE C. MUSSER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. September 8 19 95

COUNTY OF Klamath

Personally appeared the above named John R. Musser, Jr. & Faye C. Musser  
 and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

Return to:

RALPH A. BURTON  
 2002 CARLSON DRIVE  
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day  
 of Sept A.D., 19 95 at 10:31 o'clock A M., and duly recorded in Vol. M95  
 of Deeds on Page 24462

By Bernetha G. Letsch County Clerk

FEE \$30.00