

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That _____,

CHERYL BURD

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LARRY W VON MOOS AND CHARLOTTE I VON MOOS, husband and wife as tenants by the entirety, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,

to-wit:
 Lot 7 in Block 3 in Tract 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Tax Account No. 2607-1D-5400 Key No. 166037)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the 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 \$ 9,200.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is consideration.~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11-17-95 day of November, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Cheryl Burd
 CHERYL BURD

STATE OF OREGON, County of Jackson,) ss.

This instrument was acknowledged before me on NOV. 17, 1995, by CHERYL BURD

C.B. Cheryl Burd Patricia L Lane
 Notary Public for Oregon

My commission expires NOV. 6, 1998



CHERYL BURD
 1405 N RIVERSIDE
 MEDFORD, OR 97501

Grantor's Name and Address

LARRY W VON MOOS CHARLOTTE I VON MOOS
 27370 LOUDEN LANE
 JUNCTION CITY, OR 97448

Grantee's Name and Address

After recording return to:
 EUGENE ESCROW SERVICES, INC. 95322
 1355 Oak Street
 Eugene, OR 97401

Forward all tax statements to:
 LARRY W VON MOOS
 27370 LOUDEN LANE
 JUNCTION CITY, OR 97448

STATE OF OREGON,) ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Company
 on this 21st day of November A.D., 19 95
 at 3:41 o'clock P M. and duly recorded
 in Vol. M95 of Deeds Page 31922.

Bernetha G. Letsch County Clerk
 By Annette Mueller

Deputy.

Fee, \$30.00

11-21-95P03:41 RCVD