

11915

WARRANTY DEED

Vol. M96 Page 1174

MTC37085DS

PHILIP G. DYE and LUDMILA G. DYE, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to
 THOMAS S. MOORE and ALICE H. MOORE, 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 12 in Block 4 of WEST CHILOQUIN ADDITION to the City of Chiloquin,
 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 \$ 8,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 13546 SOUTH EAST MARKET, PORTLAND, OR 97233

Dated this 10 TH day of January, 1996.

Philip G. Dye
 PHILIP G. DYE

Ludmila G. Dye
 LUDMILA G. DYE

NOTARY ACKNOWLEDGEMENT

STATE OF California SS. January 10, 1996
 COUNTY OF San Diego

Personally appeared the above named Philip G. Dye
And Ludmila G. Dye

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Leticia Perez
 Notary Public for State of California
County of San Diego
 My commission expires 11/8/96

(seal)

Return to:

THOMAS S. MOORE
 13546 SOUTH EAST MARKET
 PORTLAND, OR 97233

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Mountain Title Co
 on this 16th day of Jan A.D. 1996
 at 11:09 o'clock A.M. and duly recorded
 in Vol. M96 of Deeds Page 1174
 Bernetha G. Letsch County Clerk
 By April M. Letts Deputy.

Fee, \$30.00