

INTC-37093DS

TONY OWENS and MAVIS J. OWENS, as tenants by the entirety, 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:

The N1/2 S1/2 SW1/4 SW1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM that portion described in Deed recorded in Volume M71, page 9688, Microfilm Records 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 \$ 25,500.00.

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 10TH day of January, 1996.

Tony Owens
TONY OWENS

Mavis J. Owens
MAVIS J. OWENS

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

SS. JANUARY 10, 19 96

Personally appeared the above named TONY OWENS AND
MAVIS J. OWENS

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Dianna Winnor

Notary Public for STATE OF CALIF.

My commission expires MAY 21, 1998

(seal)

Return to:

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



08-01-1991-10-80

1176

WARRANTY DEED

1176

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 16th day
of Jan A.D., 1996 at 11:09 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 1175

FEE \$35.00

By Bernetha G. Litsch, County Clerk
Lynette Frutley

