

'96 APR -2 11:25

WARRANTY DEED

MTC 37530MS

PHILIP R. CATLETT and KRISTY S. CATLETT, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: MICHAEL L. MOORE and WENDY J. 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 2, BLOCK 9 OF TRACT 1003, KNOWN AS THIRD ADDITION TO MOYINA, 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 \$ 94,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6709 EBERLEIN AVENUE, KLAMATH FALLS, OR 97603

Dated this 1st day of April, 1996.

[Signature of Philip R. Catlett]
PHILIP R. CATLETT

[Signature of Kristy S. Catlett]
KRISTY S. CATLETT

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 1 19 96
COUNTY OF Klamath

Personally appeared the above named Philip R. Catlett and Kristy S. Catlett

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me: [Signature of Notary Public]
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT37530-MS

STATE OF OREGON, ss. County of Klamath

Return to: MICHAEL L. MOORE 6709 EBERLEIN AVENUE KLAMATH FALLS, OR 97603

Filed for record at request of:

AmeriTitle on this 2nd day of April A.D., 19 96 at 11:25 o'clock AM. and duly recorded in Vol. M96 of Deeds Page 9226. Bernetha G Letsch, County Clerk By [Signature] Deputy.

Fee. \$30.00