

25863

WARRANTY DEED

Vol. M96 Page 30827

MT39297 MS

RANDALL L. MOYER AND JOYCE R. MOYER, TRUSTEES OF THE MOYER LOVING TRUST DATED MARCH 28, 1992,
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES R. FERGUSON and SUSAN J. FERGUSON, 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 7 IN BLOCK 10 OF FIRST ADDITION TO CYPRESS VILLA, 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 \$ 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5808 STURDIVANT, KLAMATH FALLS, OR 97603

Dated this 26th day of September, 1996

MOYER LIVING TRUST

BY: Randall L. Moyer
RANDALL L. MOYER

TRUSTEE OF MOYER LOVING TRUST DATED 3/28/92.

BY: Joyce R. Moyer
JOYCE R. MOYER

TRUSTEE OF MOYER LOVING TRUST DATED 3/28/92.

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on September 26, 1996

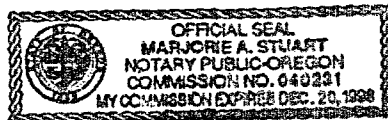
by Randall L. Moyer and Joyce R. Moyer

as Trustees

of the Moyer Loving Trust Dated March 28, 1992

Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT39297-MS

Return to:

JAMES R. FERGUSON
5808 STURDIVANT
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day
of Sept. A.D., 1996 at 3:56 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 30827

Bernetha G. Letsch
By Kathleen County Clerk

FEE \$30.00

96 SEP 27 P3:56