

NA **31411** WARRANTY DEED Vol. M97 Page 1331 

KNOW ALL MEN BY THESE PRESENTS, That RICHARD L. MOULTON and BEVERLY E. MOULTON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK A. HARVEY and PATRICIA L. HARVEY, husband and wife hereinafter called the 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 131 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(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 those of record and apparent to the land.

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 \$20,000.00

However, the actual consideration consists of or includes other property or value given or produced which is part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of JANUARY, 1997; 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.

Richard L. Moulton
RICHARD L. MOULTON

Beverly E. Moulton
BEVERLY E. MOULTON

STATE OF OREGON, County of KLAMATH

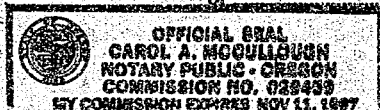
This instrument was acknowledged before me on JANUARY 15th, 1997, by RICHARD L. MOULTON and BEVERLY E. MOULTON

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____.



Carol A. McCullough
Notary Public for Oregon
My commission expires Nov 11, 1997

RICHARD & BEVERLY MOULTON 1224 HILTON DRIVE KLAMATH FALLS, OR 97603
Grantor's Name and Address
FRANK A. & PATRICIA L. HARVEY 5114 COTTAGE AVENUE KLAMATH FALLS, OR 97603
Grantee's Name and Address
After recording return to (Name, Address, Zip): FRANK A. & PATRICIA L. HARVEY 5114 COTTAGE AVENUE KLAMATH FALLS, OR 97603
Until requested otherwise send all tax statements to (Name, Address, Zip): FRANK A. & PATRICIA L. HARVEY 5114 COTTAGE AVENUE KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of January, 1997, at 3:46 o'clock P.M., and recorded in book/reel/volume No. M97 on page 1331 and/or as fee/file/instrument/microfilm/reception No. 31411, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
By Kathleen Rose, Deputy.

Fee: \$30.00

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