

42835

MTC 42039-KR Vol. 1997 Page 25487
 WARRANTY DEED

L. JAMES COLBY, JR.,

Grantor(s) hereby grant, bargain, sell and convey to:

KENNETH MOORE and MAUREEN 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 WEST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 SOUTH,
 RANGE 11 EAST OF THE WILLIAMETTE MERIDIAN, 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 \$ 16,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 3130 FRONT STREET, KLAMATH FALLS, OR 97601

Dated this 25 day of July, 1997.

L. James Colby Jr.
 L. JAMES COLBY, JR.

STATE OF North Carolina SS. July 25 19 97
 COUNTY OF New Hanover
 Personally appeared the above named L. James Colby, Jr.

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

John K. Belick
 Notary Public for First Citizens Bank in New Hanover County
 My commission expires

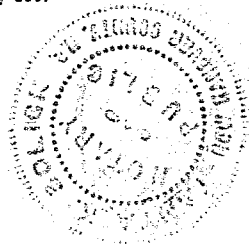
(seal)

MY COMMISSION EXPIRES
 NOVEMBER 4, 1997

ESCROW NO. MT42039-KR

Return to:

KENNETH MOORE
 3130 FRONT STREET
 KLAMATH FALLS, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day
 of August A.D., 19 97 at 3:40 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 25487.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen K. Koon