

42837

WARRANTY DEED

Vol. 1997 Page 25490

42837

DONALD H. SPROUSE,

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 NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 21,
TOWNSHIP 35 SOUTH, RANGE 11 EAST OF THE WILLAMETTE 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 \$ 9,000.00.

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 23rd day of JULY, 1997.

Donald H. Sprouse
DONALD H. SPROUSE

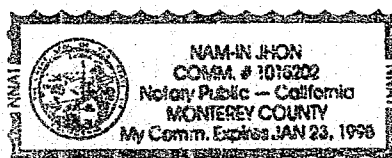
STATE OF California SS. July 23 19 97
COUNTY OF Monterey

Personally appeared the above named

Donald H. Sprouse

and acknowledged the foregoing instrument to be his voluntary act.

(seal)



Before me:

[Signature]
Notary Public for California
My commission expires 1-23-98

ESCROW NO. MT41996-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

on this 5th day of August A.D., 1997
at 3:40 o'clock P. M. and duly recorded
in Vol. 197 of Deeds Page 25490

Bernetha G. Letsch, County Clerk

By Karlton Ross
Fee, \$30.00 Deputy