

NS

52957

98 FEB 10 P1:35

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Brent G. Moulton
4706 Onyx Ave.

Klamath Falls, Oregon 97603

Brent G. and Charlene F. Moulton
4706 Onyx Ave.

Klamath Falls, Oregon 97603

After recording, return to: (Name, Address, Zip):

Brent G. and Charlene F. Moulton
4706 Onyx Ave.

Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Brent G. and Charlene F. Moulton
4706 Onyx Ave.

Klamath Falls, Oregon 97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of February, 1998, at 1:36 o'clock P.M., and recorded in book/reel/volume No. M98 on page 4320 and/or as fee/file/instrument/microfilm/reception No. 52957, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Rodden Ross, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Brent Garrett Moulton

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Brent Garrett Moulton and Charlene Fay Moulton, with survivorship

hereinafter called 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 thereto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 31, First Addition to Summer's Lane Homes, In the County of Klamath, State of Oregon,
CODE 41 MAP 3809 - 11BA TL 5100

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state):

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 \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the content 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 10th day of February, 1998; if grantor is a corporation, 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 30.330.

Brent G. Moulton

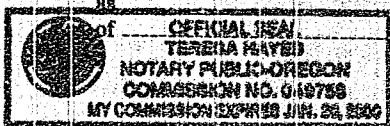
STATE OF OREGON, County of Klamath } ss.

This instrument was acknowledged before me on Feb. 10, 1998.

by _____

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

by _____



Terena Hayes
Notary Public for Oregon
My commission expires 1-20-00

30 OK