

64209

98 AUG 10 P3:35 Vol M18 Page 29314

WARRANTY DEED

ATC 030498070

ASPEN TITLE ESCROW NO. 03048070

AFTER RECORDING RETURN TO:

SAOWALUCK VORRAKUTTANONT

SULAPIN SRISENGFA

PO BOX 1816

DUL, OR 97023

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DANIEL V. MOSS AND ANGELA MOSS, hereinafter called
GRANTOR(S), convey(s) to SAOWALUCK VORRAKUTTANONT and SULAPIN
SRISENGFA, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 3, Block 3, Tract No. 1093, PINECREST, in the County of
Klamath, State of Oregon.

CODE 113 MAP 3614-30DC TL 400

8x
"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and conditions thereof, recorded May 3, 1991, in Book
M-91, Page 8315, Mortgage Records of Klamath County, Oregon,
in favor of Pinecrest Estate, Inc., AND, Trust Deed, including
the terms and conditions thereof, recorded December 29, 1993, in
Book M-93, Page 35028, Mortgage Records of Klamath County, Oregon,
in favor of Leslie L. Holgate, Jr. and Maryann Holgate, husband
and wife,

which Trust Deeds the Grantees herein DO NOT agree to
assume and pay and Grantors hereby hold Grantees harmless
therefrom, and Grantors herein warrant that these Trust Deeds
will be paid in full prior to or at the time of payment in full
of the Trust Deed between Grantor and Grantee herein which is
being recorded immediately subsequent to the recording of this
Deed.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$44,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of July, 1998.

Daniel V. Moss
DANIEL V. MOSS

Angela Moss
ANGELA MOSS

STATE OF OREGON, County of Klamath, ss.

On July 29, 1998, personally appeared Daniel V. Moss and
Angela Moss who acknowledged the foregoing instrument to be
their voluntary act and deed.

Carol A. Moss

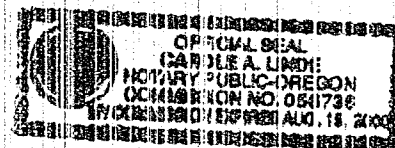


29315

WARRANTY DEED

My Commission Expires: 8/15/00.

My Commission Expires: 8/15/00.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of August A.D., 19 98 at 3:35 o'clock P. M., and duly recorded in Vol. 898
of Deeds on Page 29314

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose