

NL

69915

MTC 45706-LW Vol. M98 Page 42065
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Ervin W. Moulton and Alma Moulton, Trustees of the Ervin W. Moulton Trust Executed August 1, 1992 and *** hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Aubrey Dale Harris and Ginger Lee Harris, Husband and Wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**Ervin W. Moulton and Alma Moulton, Trustees of the Alma Moulton Trust Executed August 1, 1992

THE SOUTH 95 FEET OF TRACT 2, PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KALAMTH 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 the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$. TO FULFILL CONTRACT
① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ②, 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 17th day of November, 1998; 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 thereto 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.

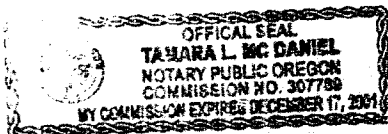
Ervin W. Moulton TRUSTEE
Alma Moulton TRUSTEE
ERVIN W. MOULTON
ALMA MOULTON

STATE OF OREGON, County of Klamath, ss.

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

This instrument was acknowledged before me on November 17, 1998, by ERVIN W. MOULTON AND ALMA MOULTON

as TRUSTEE OF THE ERVIN W. MOULTON TRUST DATED AUGUST 1, 1992 AND TRUSTEES of THE ALMA MOULTON TRUST EXECUTED AUGUST 1, 1992



Tamara L. McDaniel Notary Public for Oregon
My commission expires 12/17/01

<u>Moulton Trust</u>	
Grantor's Name and Address <u>Aubrey & Ginger Harris</u> <u>1515 Old Fort Road</u> <u>K. Falls OR 97600</u>	
Grantee's Name and Address <u>Grantor</u>	
After recording return to Name, Address, Zip: <u>Grantor</u>	
Until requested otherwise send all tax statements to (Name, Address, Zip): <u>Grantor</u>	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 17th day of November, 1998, at 3:44 o'clock P.M., and recorded in book/ree/volume No. M98 on page 42065 and/or as fee/file/instrument/microfilm/reception No. 69915, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
By Retha Rose TITLE Deputy

Fee: \$30.00