



70217

98 NOV 20 P2:58

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STATUTORY WARRANTY DEED

ROXANNE J. WILLIAMS

Grantor,

conveys and warrants to ROBERT E. MOORE AND MARGARET A. MOORE, HUSBAND AND WIFE Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE LEGAL DESCRIPTION MARKED "EXHIBIT A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN...

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 32,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 19th day of NOVEMBER 19 98

Roxanne J. Williams
ROXANNE J. WILLIAMS

STATE OF OREGON } ss.
County of KLAMATH

BE IT REMEMBERED, That on this 19 day of November, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROXANNE J. WILLIAMS

known to me to be the identical individual ☒ described in and who executed the within instrument and acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Carole A. Linde
Notary Public for Oregon.

My Commission expires _____

Title Order No. K-53221-C
Escrow No. K53221C

After recording return to:

ROBERT E. MOORE

4656 WYERHAEUSER RD.

KLAMATH FALLS, OR 97601

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

ROBERT E. MOORE

4656 WYERHAEUSER RD.

KLAMATH FALLS, OR 97601

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

A tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said tract also being a portion of vacated Block 22, and vacated 4th Street in West Klamath, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the South line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South $41^{\circ}10'$ East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South $28^{\circ}40'$ East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South $16^{\circ}10'$ East (South $16^{\circ}58'00''$ East by recorded Survey No. 1178, as recorded in the office of the Klamath County Surveyor) a distance of 30 feet to the true point of beginning of this description, said true point being the Northwest corner of parcel 2, as shown on said Survey No. 1178, and the true point of beginning of that tract of land described in Deed Volume M77 page 20214, as recorded in the Klamath County Deed Records; thence South $16^{\circ}58'00''$ East 90.46 feet; thence South $73^{\circ}02'00''$ West 300.00 feet to a point on the Westerly right of way line of said vacated Fourth Street; thence North $16^{\circ}58'00''$ West along said Westerly right of way line 229.57 feet; thence South $70^{\circ}39'00''$ East 135.60 feet; thence South $89^{\circ}50'00''$ East 199.60 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 20th day
of November A.D., 19 98 at 2:58 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 42649.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Hutton Ross