

76764

WARRANTY DEED

Vol. 199 Page 10187

KNOW ALL MEN BY THESE PRESENTS, That MARGUERITE FRANCES BREITHAUPT TRUST and JANE M. MOORE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH R. MOORE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 whatsoever

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of June, 19 86; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, } ss.
County of Klamath
June 30, 19 86.

STATE OF OREGON, County of _____ } ss.
June 10, 19 86.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them, acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Personally appeared the above named FORREST MELVIN BREITHAUPT and MARGUERITE FRANCES BREITHAUPT and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: _____
Notary Public for Oregon
My commission expires: 8/16/88

Forrest M. & Marguerite F. Breithaupt

GRANTOR'S NAME AND ADDRESS
Kenneth R. & Jane M. Moore

GRANTEE'S NAME AND ADDRESS

Mr. and Mrs. Kenneth Moore
12450 Hwy 39
Klamath Falls, Or 97603

NAME, ADDRESS, ZIP

Until a change is requested all hot statements shall be sent to the following address:

Kenneth R. and Jane M. Moore
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

0079
"EXHIBIT A"

10188

Two parcels lying in Section 1, Township 40 South, Range 9 East of the Willamette Meridian, to-wit:

PARCEL I: Beginning at a point on West right of way line of the Malin Highway, 264 feet North and 30 feet West from the Southeast corner of said section 1; thence West 135 feet; thence North 231 feet; thence East 135 feet to said right of way line; thence South on said line 231 feet to the point of beginning.

PARCEL II: Beginning at a point North 359 feet and West 165 feet from the Southeast corner of said section 1; thence West 200 feet; thence North 185.5 feet; thence East 200 feet; thence South 185.5 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of First American Title
of March AD. 1999 at 2:24 o'clock PM. and duly recorded in Vol. M99
of Deeds on Page 10187

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Ross

"EXHIBIT A"