

99 Mar -3 P3:30

MT47207-MG
WARRANTY DEED

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JOYCE A. OSTRANDER, TRUSTEE OF THE JOYCE A. OSTRANDER REVOCABLE LIVING TRUST, initially created December 14, 1995., grantor(s) hereby grant, bargain, sell, warrant and convey to: MARK L. MOORE and JACKLYN M. LAPIERRE-MOORE, as tenants by the entirety, grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 1 in Block 25 of FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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 and actual consideration for this conveyance is \$ 22,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2525 BIEHN, KLAMATH FALLS, OR 97601

Dated this 30th day of April, 1999

The Joyce A. Ostrander Living Trust
THE JOYCE A. OSTRANDER LIVING TRUST

BY: *Joyce A. Ostrander* TRUSTEE
JOYCE A. OSTRANDER

STATE OF California, County of Sacramento ss.

This instrument was acknowledged before me on 30th April, 1999

by JOYCE A. OSTRANDER

as TRUSTEE

of the Joyce A. Ostrander Living Trust

Patricia M. Waldon

Notary Public of California

My commission expires 7/2/99

ESCROW NO. MT47207-MG

Return to:

MARK L. MOORE
2745 HOMEDALE

KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded May 3, 1999, at 2:36 PM
at the referenced page, Vol. M99.
Linda Smith, County Clerk
Fee \$ 30