

ATC 03049575

WARRANTY DEED-STATUTORY FORM

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99 MAR 20 P3:24

RICHARD M. MOORE and CHERYL L. MOORE, individually and as Trustees under the MOORE LIVING TRUST, dated MAR 01, 1995, Grantor(s), convey(s) and warrants to KIP L. SCHWANENBERG and LAUREE M. SCHWANENBERG, Grantee(s), the following described real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to wit:

M88-14738 and M95-35067

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

This deed is given in fulfillment of that certain real estate contract between RICHARD M. MOORE and CHERYL L. MOORE, and KIP L. SCHWANENBERG and LAUREE M. SCHWANENBERG, dated September 8, 1988, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

The true consideration paid for this conveyance is \$26,500.00.

Dated this 1st day of March, 1995.

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.

Richard M. Moore

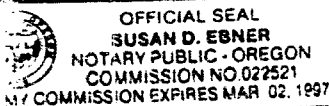
RICHARD M. MOORE

Cheryl L. Moore

CHERYL L. MOORE

STATE OF OREGON, COUNTY OF MULTNOMAH) ss

This instrument was acknowledged before me on March 1, 1995, by RICHARD M. MOORE and CHERYL L. MOORE.



Susan D. Ebner

Notary Public for Oregon

My commission expires: _____

WARRANTY DEED

RICHARD M. MOORE and CHERYL L. MOORE

GRANTOR NAME

KIP L. SCHWANENBERG and

LAUREE M. SCHWANENBERG

GRANTEE NAME

Grantee's Address, Zip

After recording return to:

KIP L. SCHWANENBERG and

LAUREE M. SCHWANENBERG

710 NORTH 11 STREET
KLAMATH FALLS, OR 97601

Name, Address, Zip

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

NO CHANGE

Name, Address, Zip

SPACE ABOVE FOR RECORDER'S USE

EXHIBIT "A"

Beginning at a point on the Westerly line of Eleventh Street 40 feet Northwest of the most Easterly corner of Lot 1 Block 67 of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along the Westerly line of Eleventh Street 40 feet; thence Southwesterly at right angles to Eleventh Street to the Northerly line of the U.S. Irrigation Canal; thence Southwesterly along said canal 40 feet, more or less, to the Northerly line of property heretofore conveyed to Glenn C. Lorenz; thence Northeasterly at right angles to Eleventh Street to the Westerly line of Eleventh Street, the point of beginning; being the central 40 feet of Lots 1 and 2 of said block and addition, facing 40 feet on Eleventh Street. SAVING AND EXCEPTING THEREFROM any portion thereof lying within the right of way of the USBR Canal.

SUBJECT TO: A judgment against Kip Ladd Schwanenberg held by State of Oregon Department of Human Resources, entered July 9, 1980, in Judgment Lien Docket 36 page S, in the amount of \$325.00 per month, Case No. 80-816, records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 5/20/99, at 3:24 p.m.
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Linda Smith, County Clerk
Fee \$ 35

Linda Smith