

1967

83033

KNOW ALL MEN BY THESE PRESENTS, That
L. L. Balch and C. F. Foulger

, hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by

A. F. Foulger and Betsy Ross Foulger

, husband and wife,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning on the north side of Main Street in the City of Klamath Falls, Klamath County, Oregon, at the southwesterly corner of Lot 2, Block 16, of the Town of LINKVILLE, now City of Klamath Falls, Oregon; thence northeasterly, along Main Street, 34.12 feet, more or less, to the center of the party wall on said property; thence northwesterly at right angles to Main Street, a distance of 100 feet; thence southwesterly, parallel with Main Street, 34.12 feet, more or less, to the westerly line of said Lot 2; thence southeasterly, along said line, a distance of 100 feet to the place of beginning. Together with the vacated 4 feet of the alley lying on the northwest side of the above described property.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except party wall agreements which are of record and except encumbrances suffered or permitted by the grantees since May, 1967.

and that grantor will warrant and forever defend the above granted 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, and except as stated.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 48,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

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

IN WITNESS WHEREOF, the grantor has executed this instrument on the 24th day of October 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Marion) ss.
October 24, 1973

Personally appeared the above named

L. L. Balch and C. F. Foulger
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *[Signature]*

Notary Public for Oregon

My commission expires: June 20, 1975

STATE OF OREGON, County of) ss.
October 24, 1973

Personally appeared _____, 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 Seal)
Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

L. L. Balch and C. F. Foulger

TO

A. F. Foulger and Betsy
Ross Foulger

AFTER RECORDING RETURN TO

Mr. and Mrs. A. F. Foulger
525 Main Street
Klamath Falls, Oregon
97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FFR \$ 2.00

STATE OF OREGON

County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of October, 1973, at 1:08 o'clock PM., and recorded in book M 73 on page 14481 or as filing fee number 83033, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title

By *[Signature]* Deputy