

16820

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

EDWARD L. FOSTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MICHIKO MILLER

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:

A parcel of land in Tracts 23 and 24 of HOMELAND TRACTS #2, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 89° 53' East along the South boundary of Delaware Avenue 160 feet from the Northwest corner of Tract 22 of HOMELAND TRACTS #2, thence South 89° 53' East along said South boundary of Delaware Avenue 70.0 feet to an iron pin; thence South 0° 04' East parallel with the West line of said Tract 24, 110.0 feet to an iron pin; thence North 89° 53' West parallel with Delaware Avenue 70.0 feet to an iron pin; thence North 0° 04' West parallel with the East line of said Tract 23, 110.0 feet, more or less, to the point of beginning.

(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 except as set forth on reverse side,

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 \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 22nd day of July, 1976; 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.

Edward L. Foster

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 22, 1976

Personally appeared the above named

Edward L. Foster

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of

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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.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

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 on page or as file/rec. number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michiko Miller

2177 Patterson

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

First Federal Savings

2943 S. Sixth Street

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

11395

Continued:

The herein described property is subject to the following:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Regulations of Enterprise Irrigation District.
3. Regulations of South Suburban Sanitary District.
4. Irrigation ditch along the northerly boundary of premises as shown on the dedicated plat.
5. Reservations as contained in the deeds recorded November 30, 1948, in Volume 227, page 33, and at page 35.
6. Recital in the deed recorded December 20, 1957, in Volume 296, page 394.
7. Trust deed in favor of First Federal Savings and Loan Association, of Klamath Falls, recorded May 13, 1974, in Volume M74, page 5949, which the grantee herein agrees to assume and pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at register~~

this 27th day of July

A. D. 1976 at 2:13 o'clock P.M.

duly recorded in Vol. M-76, of Deed

on Page 11394

Wm D. MILNE, County Clerk

By Alan L. Cover

Fee \$6.00