

40734

WARRANTY DEED

MTC 4796 Vol. 77 Page 24667

KNOW ALL MEN BY THESE PRESENTS, That JAMES DANIEL STOREY and RICHARD GLENN BEALS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DURWOOD FOSTER and LOIS M. FOSTER, husband and wife, 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:

The Southerly 160 feet of Lot 58, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of Enterprise Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Reservations and restrictions of Deed recorded in Volume 168, page 86, and in Deed recorded in Volume 150, page 335.

(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 above and apparent upon the land,

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 \$ 75,000.00. 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 21st day of December, 1977; 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.

(If executed by a corporation, affix corporate seal)

James Daniel Storey
Richard Glenn Beals

STATE OF OREGON,)
County of Klamath) ss.
December 21, 1977

STATE OF OREGON, County of) ss.
December 21, 1977

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 _____

Personally appeared the above named James Daniel Storey and Richard Glenn Beals,

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

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:

(OFFICIAL SEAL)

Judy Blubaugh
Notary Public for Oregon

My commission expires: 8-23-81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Durwood & Lois M. Foster
4765 Alva Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings
2943 S. Sixth Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of KIAMATH

I certify that the within instrument was received for record on the 21st day of DECEMBER, 1977, at 3:19 o'clock P.M., and recorded in book M77 on page 24667 or as file/reel number 40734, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer
By: [Signature] Deputy

FEE \$ 3.00