

40805

WARRANTY DEED

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 71 Page 24771

KNOW ALL MEN BY THESE PRESENTS, That Charles F. Foulon and Joan C. Foulon, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George A. Holt, 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:

Northerly 62' of Lot 1, Block 3, Hot Springs Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning on the Southeasterly line of Pine Street at its intersection with the line between Lots 1 and 2, Block 3 Hot Springs Addition; thence Southerly along said line between said Lots 1 and 2, 62 feet; thence Northeasterly at right angles to said line between Lots 1 and 2 to the Easterly line of said Lot 1; thence Northwesterly along said Easterly line of Lot 1 to the Southerly line of Pine Street; thence Westerly along the line of Pine Street 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 subject to reservations, restrictions, easements and rights-of-way of record and those apparent on 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 \$4,000.00. 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 8 day of August, 1975; 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
August 8, 1975

Personally appeared the above named Charles F. Foulon and Joan C. Foulon

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

Before me, *W. D. Milne*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 6-18-78

STATE OF OREGON, County of ) ss.  
1975

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 \_\_\_\_\_ 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: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Charles F. and Joan C. Foulon  
1861 Painter  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

George A. Holt  
1500 Keene Way (P. O. Box 1024)  
Medford, Oregon 97501  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
*George A. Holt*  
*P.O. Box 1024*  
*Medford Oregon 97501*  
NAME, ADDRESS, ZIP

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

George A. Holt  
1500 Keene Way (P. O. Box 1024)  
Medford, Oregon 97501  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath )

I certify that the within instrument was received for record on the 22nd day of December, 1977, at 3:36 o'clock P.M., and recorded in book M77 on page 24771 or as file/reel number 40805. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By *S. Bernetha* Recording Officer  
Deputy

Fee \$3.00

SPACE RESERVED  
FOR  
RECORDER'S USE