

86336

T/A # M-38-21917-6  
WARRANTY DEED (INDIVIDUAL) Vol. M80 Page 12188

ALFRED E. ECKENRODE and LADENA I. ECKENRODE, husband and wife  
PATRICK J. FOSTER

, hereinafter called grantor, convey(s) to  
of Klamath, State of Oregon, described as:

all that real property situated in the County  
Lots 114 and 115, Block 70, FIFTH ADDITION TO NIMROD RIVER PARK, in  
the County of Klamath, State of Oregon.

Subject to:

1. All contract, proceedings, taxes and assessments relating to the  
"Special Road District Nimrod Park" and all rights of way for roads,  
ditches, canals and conduits, if any there may be. The Order creating  
the Improvement District was recorded February 17, 1966 in Book M66 at  
page 2325, Microfilm Records. 2. Sixteen foot easement for future public  
utilities along the back and side lines of all lots; twenty foot set back  
line along the front of all lots, including the terms and provisions  
thereof, as set forth in the Plat and Dedication of Fifth Addition to  
Nimrod River Park. 3. Covenants, easements, and restrictions, if any,  
based on race, color, religion or national origin, imposed by instrument,  
including the terms thereof, recorded July 22, 1968 in Book: M-68 Page 6636.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
as set forth hereinabove

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 50,000.00.

Dated this 30th day of June, 19 80.

Alfred E. Eckenrode  
Ladena I. Eckenrode

STATE OF OREGON, County of Klamath ss.

On this 1st day of July, 1980 personally appeared the above named  
Alfred E. Eckenrode and Ladena I. Eckenrode and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Berlene P. Addington  
Notary Public for Oregon  
My commission expires: 3-22-81

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the  
property remains subject or which the purchaser agrees to pay or assume.  
\*\* If consideration includes other property or value, add the following: "However, the actual consideration  
consists of or includes other property or value given or promised which is part of the/the whole  
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

U. S. National Bank  
P. O. Box 789  
Klamath Falls, Oregon 97601  
attn: Bob Mason

Takes to: Patrick Foster  
3001 Kane St.  
city

Form No. 0-960  
(Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record  
on the 1st day of July, 1980,  
at 3:47 o'clock P.M. and recorded in book M80  
on page 12188 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha A. Letoch Title  
Deputy

Fee \$3.50