

96339

KNOW ALL MEN BY THESE PRESENTS, That GRACE F. EGNER

for the consideration hereinafter stated to the grantor paid by FRED J. FOSTER AND DELORES A. FOSTER, 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:

Lot 4 in Block 1 of JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 contracts, water rights, proceedings, taxes & assessments of record, right of way easements, building and use restrictions of record

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00

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.

Witness my hand and seal this 18th day of February, 1981

Grace F. Egner (SEAL)  
Grace F. Egner (SEAL)

STATE OF OREGON

County of Josephine ss February 18, 1981

BEFORE ME PERSONALLY appeared the above named Grace F. Egner

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

ANNITA M. LEGAUX  
NOTARY PUBLIC-OREGON

My Commission Expires March 14, 1981

Annita M. LeGaux  
Notary Public for Oregon  
My Commission expires:

RETURN TO

M/M Fred J. Foster  
4601 W. Cavalier Dr.  
Glendale, Az. 85301

State of Oregon }  
County of Klamath } ss.

I hereby certify that the within instrument of writing was received and filed at 11:36 clock A M. the 25th day of February 1981 and is recorded in Deeds Records for Klamath County Oregon. Evelyn Biehn County Clerk By Bernetha B. Biehn Deputy Fee \$3.50

JOSEPHINE COUNTY TITLE CO. P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGON  
CRATER TITLE INSURANCE CO. P. O. BOX 336, - 604 W. MAIN ST., - MEDFORD, OREGON

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

TITLE INSURANCE

ESCROWS

WARRANTY DEED