

WARRANTY DEED

Vol. M81 Page 212109

KNOW ALL MEN BY THESE PRESENTS, That RICHARD H. MARLATT, a married man, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM FOSTER AND DIANE 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:

Lot 6 and the East half of Lot 19 in Block 5 of FIRST ADDITION to Altamont Acres, SAVING AND EXCEPTING THEREFROM the Southerly 10 feet of the East half of said Lot 19, all according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(If SPACE IS SUFFICIENT, 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

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 \$ 8,372.71. ~~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 amount between the symbols, if not applicable, should be deleted. See ORS 33-020.)

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 11th day of December, 19 81, 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.

Richard H. Marlatt
Richard H. Marlatt

STATE OF OREGON,
County of Klamath } ss.
December 11, 19 81.

Personally appeared the above named Richard H. Marlatt and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
[Signature]
Notary Public for Oregon
My commission expires: 6-19-84

Richard H. Marlatt

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19 _____

_____ 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:

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

GRANTOR'S NAME AND ADDRESS
William Foster and Diane Foster

After recording return to:
GRANTEE'S NAME AND ADDRESS
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 11 day of December, 19 81, at 10:51 o'clock A.M., and recorded in book/reel/volume No. M 81 on page 21218 or as document fee file/instrument/microfilm No. 7318 Record of Deeds of said county.

Witness my hand and seal of County affixed.
Evelyn Biehn County Clerk
By *[Signature]* Deputy
Fee \$4.00