

## - WARRANTY DEED -

OLIVER R. SPIRES and Dianne E. SPIRES, husband and wife,  
Grantors, convey and warrant to ~~JEFFERY~~ E. FOSTER and KATHRYN  
B. MATTON, Grantees, not as tenants in common, but with the right  
of survivorship; that is, the fee shall vest in the survivor of the  
Grantees, the following described real property situate in Klamath  
County, Oregon, free of all encumbrances, except as specifically  
set forth herein:

The North  $\frac{1}{2}$  of Lots 60, 61, and 62, Block 17, INDUSTRIAL  
ADDITION to the City of Klamath Falls, according to the  
official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon, more particularly des-  
cribed as follows:

Beginning at the most Northerly corner of Lot 60, Block  
17, INDUSTRIAL ADDITION to the City of Klamath Falls,  
thence Southeasterly along the South line of Martin  
Street, 75 feet to the Westerly line of Oak Street;  
thence Southwesterly along the Westerly line of Oak  
Street, 57.5 feet; thence Northwesterly parallel to  
Martin Street, 75 feet to the Northwesterly line of  
Lot 60, said Block 17; thence Northerly along the  
Northwest line of said Lot 60, 57.5 feet to the point  
of beginning.

## SUBJECT TO AND EXCEPTING:

- (1) Taxes for the fiscal year 1982-1983 are a lien but not yet  
payable; (2) Sewer and Water use charges, if any, due to the  
City of Klamath Falls; (3) Reservations, restrictions, easements  
and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is  
Thirty Four Thousand Four Hundred and NO/100ths (\$34,400.00)  
DOLLARS.

Until a change is requested, all tax statements shall be  
mailed to Klamath First Federal, 2323 Dahlia St. Klamath Falls, Or.

DATED this 17th day of November, 1982.

*Oliver R. Spires*  
*Dianne E. Spires*

STATE OF OREGON )

County of Klamath )

ss. November 17, 1982.

Personally appeared the above-named OLIVER R. SPIRES and  
DIANE E. SPIRES, husband and wife, and acknowledged the foregoing  
instrument to be their voluntary act. Before me:

*Wald A. Page*  
Notary Public for Oregon  
My Commission expires: 4/24/85

WILLIAM P. BRANDSNESS  
PROFESSIONAL CORPORATION  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

17 day of Nov A.D., 1982 at 3:48 o'clock P M., and duly recorded in

Vol M82 of Deeds on page 15360.

Fee \$ 4.00

EVELYN BIEHN  
COUNTY CLERK  
By *[Signature]* deputy

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