

05-12392

TA-38-26056

FORM No. 716-WARRANTY DEED (Individual or Corporate) (Grantees as Tenants by Entirety)

1-1-74

23895

WARRANTY DEED-TENANTS BY ENTIRETY

JENSEN-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

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KNOW ALL MEN BY THESE PRESENTS, That Mary Jane Nolan

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Walter Jerry Foster and Margaret Anne 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:

The Southeasterly 30 feet of Lot 3 and the Northwesterly 30 feet of Lot 4, Block 40, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. Restrictions, according to an instrument executed by Robert M. Kennicott, Donald O. Dysert and Harry M. Daum, dated August 22, 1956, recorded September 10, 1956, in Volume 12 at page 250, Miscellaneous Records, of Klamath County, Oregon.

By an instrument recorded July 9, 1959, in Volume 314 at page 80, Deed Records of Klamath County, Oregon, the above shown restrictions were modified.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, 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 \$38,000.00. ~~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 (1), 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 15 day of February, 1979; 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)

Mary Jane Nolan

STATE OF ~~OREGON~~ Washington )  
County of Pierce ) ss.  
February 15, 1979.

Personally appeared the above named  
Mary Jane Nolan

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

(OFFICIAL SEAL)

Notary Public for ~~Oregon~~ Washington  
My commission expires 11-15-81

STATE OF OREGON, County of ) ss.  
February 15, 1979.

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 \_\_\_\_\_

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSL  
540 MAIN  
KFO

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDERS USE

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 25th day of May, 1983, at 3:32 o'clock P.M., and recorded in book M83 on page 8179 or as file/reel number 23895.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy

4.00 fee