

05-12392

TA 58-26056

FORM No. 633—WARRANTY DEED (Individual or Corporate).

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

1-1-74

23896

WARRANTY DEED

Vol. 483 Page 8189

KNOW ALL MEN BY THESE PRESENTS, That WALTER JERRY FOSTER and MARGARET ANNE FOSTER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE W. KEY and VERYL J. KEY, 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:

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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.

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(IF SPACE INSUFFICIENT, 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 Except restrictions, dated August 22, 1956, recorded September 10, 1956 in Book 12 at page 250, Miscellaneous Records of Klamath County, Oregon, and modified by instrument recorded July 9, 1959 in Book 314 at page 80, 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 \$ 31,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19 day of May, 1983; 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)

Walter Jerry Foster
Margaret Anne Foster

STATE OF OREGON,

County of Washington } ss.
May 22, 1983

Personally appeared the above named
WALTER JERRY FOSTER

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

(OFFICIAL
SEAL)

Before me,

Notary Public for Oregon

My commission expires: 12/18/83

STATE OF OREGON, County of _____) ss.

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 _____

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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock M., and recorded in book _____ volume No. _____ on page _____ or as document fee file instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFF
540 MAIN
RFO

NAME, ADDRESS, ZIP

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

DALE W. KEY
2332 CALIFORNIA
KFO

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Clackamas } ss.

BE IT REMEMBERED, That on this 17th day of May, 1983
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
 named Margaret Anne Foster

known to me to be the identical individual described in and who executed the within instrument and
 acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.

Shirley A. Watson
 Notary Public for Oregon.
 My Commission expires 10-23-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 25th day of May A. D. 1983 at 3:33 P. M.
 duly recorded in Vol. M83, of 10 deeds on a 8180

8.00 fee

By Evelyn Biehn
 EVELYN BIEHN, County Clerk