

KNOW ALL MEN BY THESE PRESENTS, That JEFFERY E. FOSTER and KATHRYN B. MATTON now known as KATHRYN B. FOSTER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY T. SNYDER and SUSAN K. SNYDER, 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 of and State of Oregon, described as follows, to-wit:

The North 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 described 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.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 as stated on the reverse side 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 \$37,400.00

However, the actual consideration consists of the sum of \$37,400.00, and the balance of the purchase price of the property is to be paid by the grantee to the grantor in installments. (The sentence between the symbols ©, 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 18th day of April, 1985; 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, attach corporate seal)

STATE OF OREGON

County of Klamath

April 18, 1985

Personally appeared the above named JEFFERY E. FOSTER and KATHRYN B. MATTON now known as KATHRYN B. FOSTER

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath

1985, April 18, 1985

Personally appeared

Jeffery E. Foster and Kathryn B. Foster, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Jeffery E. Foster & Kathryn B. Foster

GRANTOR'S NAME AND ADDRESS

Larry T. Snyder and Susan K. Snyder
1991 Lakeshore Drive
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the day of April, 1985,

at 10 o'clock M., and recorded in book 1785 on page 5636 or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

5637

- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Easement Agreement, including the terms and provisions thereof, dated November 17, 1982, and recorded November 17, 1982, in Volume M82, page 15365, Microfilm Records of Klamath County, Oregon between Oliver R. Spires and Dianne E. Spires, husband and wife, as Grantors and Jeff Foster and Kathryn B. Matton, as Grantee.
3. City lien in favor of the City of Klamath Falls, Improvement Unit: 295 Card: 4822 Docketed: September 6, 1984 Amount: \$1,022.19 plus interest
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided thereon, Dated: November 12, 1982 Recorded: November 17, 1982 Volume: M82, page 15361, Microfilm Records of Klamath County, Oregon Amount: \$28,800

Grantor: Jeffery E. Foster and Kathryn B. Matton
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

The Grantee named on the reverse side of this deed hereby agrees to assume and pay in full the above described City Lien and Trust Deed.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 18th day of April A.D. 19 85
at 1:54 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 5636

EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee 9.00

