

58705

K-38330-2
WARRANTY DEED

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

Vol. M86 Page 3452

KNOW ALL MEN BY THESE PRESENTS, That
FRANK A. GREEK and CATHY E. GREEK
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DENNIS F. KOSTER
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 4, Block 4 of KLAMATH RIVER SPORTSMAN'S ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Release of Claim for Damages recorded December 22, 1931, in Volume 96 page 440, Deed records of Klamath County, Oregon; easement and right to raise and/or lower water level of Klamath River between elevations of 4085 to 4086.5 feet above sea level, recorded December 22, 1931, in Volume 96 page 441, Deed records of Klamath County, Oregon; reservations and restrictions contained in the dedication of Klamath River Sportsman's Estates; deed restrictions, covenants and conditions for Klamath River Sportsman's Estates, recorded May 6, 1968, in Volume M68 page 4084, Deed records of Klamath County, Oregon.

(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

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 \$ 3,500.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 25th day of February, 1986, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Frank A. Greek
Cathy E. Greek
FRANK A. GREEK
CATHY E. GREEK

STATE OF OREGON,
County of Klamath } ss.
February 25, 1986.

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named _____

Frank A. Greek and Cathy E. Greek

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

Before me, _____

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8/27/87

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dennis F. Koster
11800 Tingley Lane Space #24
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of February, 1986, at 4:24 o'clock P.M., and recorded in book/reel/volume No. M86 on page 3452 or as fee/file/instrument/microfilm/reception No. 58705, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$5.00 By _____ Deputy