

60853

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M86

Page

7408

KNOW ALL MEN BY THESE PRESENTS, That

JOHN W. FOSTER, JR. and MARGARET B. FOSTER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN W. FOSTER, III and LESLIE M. 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:

Parcel 1: Lot 1, Block 78, 8th Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2: All that portion of the East 1/2 of the East 1/2 of Government Lot 9, Section 7, Township 36 South, Range 11 East of the Willamette Meridian, lying Southerly of Drews Ranch Road and Northerly of the Sprague River.

SUBJECT TO: Rights of the public and of any governmental bodies in and to any portion of the above property lying below the high water line of the Sprague River; reservations as to the undivided 1/2 interest of subsurface rights as set forth in that certain instrument recorded May 23, 1955 in Deed Volume 274 page 422 and in that certain instrument recorded in 274 page 367.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued below)

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, records of Klamath County, Oregon; and reservations and restrictions of record

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 \$12,000.00

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 ©, 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 30 day of April, 19 86; 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.

JOHN W. FOSTER, JR.  
MARGARET B. FOSTER

STATE OF OREGON,

STATE OF OREGON, County of ) ss.

County of Klamath }  
April 30, 19 86

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 \_\_\_\_\_

Personally appeared the above named John W. Foster, Jr. and Margaret B. Foster

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me, \_\_\_\_\_  
Notary Public for Oregon

Notary Public for Oregon

My commission expires 8/27/87

My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of April, 19 86, at 11:34 o'clock A.M., and recorded in book/reel/volume No. M86 on page 7408 or as fee/file/instrument/microfilm/reception No. 60853, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehm, County Clerk

By Pam Smith Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
John W. Foster III & Leslie Foster  
845 C Kirkbride Ct.  
Pearl City, HI 96782  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
c/o John W. Foster Jr.  
P. O. Box 324  
Sprague River, OR 97639  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE