

OK

69791

K-39206
WARRANTY DEEDVol. M8 Page

23975

KNOW ALL MEN BY THESE PRESENTS, That RONALD C. FOSTER,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NOLAND L. ALSTON and JOYCE L. ALSTON, 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:

The easterly 75 feet of Lot 24, SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (2) Rules, regulations and assessments of South Suburban Sanitary District. (3) Agreement, including the terms and provisions thereof, between Everett R. Dennis, et al, and Fred Peterson, et al, dated June 1, 1950, recorded July 11, 1950, in Volume 240, Page 150, Deed Records of Klamath County, Oregon. (4) Reservations and restrictions contained in the dedication of Summers Heights.

(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 above,

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 \$60,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is not money consideration. (Indicate which.)~~ ~~It is hereby acknowledged that the above stated consideration is not the full and true consideration for the property herein described.~~ ~~Sec 9.5-33-930~~

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 23rd day of December, 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.

Ronald C. Foster
Ronald C. Foster



OFFICIAL SEAL
JOSEPHINE CARTWRIGHT
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My comm. expires JUL 28, 1989

STATE OF ~~CALIFORNIA~~

STATE OF OREGON, County of

County of Santa Clara ss.
December 23, 1986

Personally appeared the above named

RONALD C. FOSTER

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

Before me:
(OFFICIAL SEAL) Josephine Cartwright
Notary Public for California Calif.
My commission expires: July 28, 1989

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Foster, Ronald C.
1102 Tulane Drive
Mt. View, CA 94040

GRANTOR'S NAME AND ADDRESS

Alston, Noland L. & Joyce L.
5200 Hilldale
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal
540 Main Street
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 29th day of December, 19 86, at 2:05 o'clock P. M., and recorded in book/reel/volume No. M86 on page 23975 or as fee/file/instrument/microfilm/reception No. 69791, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Ann Smith Deputy

Fee: \$10.00

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