

78166

WARRANTY DEED

Vol. M87 Page 14698

KNOW ALL MEN BY THESE PRESENTS, That

Andrew Paul Foster and Cathleen Kay Foster, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William C. Worley, 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:

Lot 4, Block 304, of Darrow 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.

MOUNTAIN TITLE COMPANY

"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."

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 appears on the reverse of this deed or those apparent upon the land, if any, 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 \$ 21,900.00. 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 GRS-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 13th day of August, 1987; 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.

Andrew Paul Foster
Andrew Paul Foster

Cathleen Kay Foster
Cathleen Kay Foster

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, August 13th, 1987.

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 ...

Personally appeared the above named Andrew Paul Foster and Cathleen Kay Foster and acknowledged the foregoing instrument to be their 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.

Notary Public for Oregon
My commission expires 7/13/89

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Andrew Paul Foster and Cathleen Kay Foster

GRANTOR'S NAME AND ADDRESS
William C. Worley
2338 Eberlien
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS:
After recording return to:
Grantee

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Grantee
NAME, ADDRESS, ZIP

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 ... on page ... or as file/reel number ... Record of Deeds of said county. Witness my hand and seal of County affixed.

By ... Recording Officer
Deputy

14698A

Subject to:

1987-88 Real Property Taxes, a lien not yet sue and payable.

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: May 14, 1979
Recorded: May 15, 1979
Volume: M79, page 11121, Microfilm Records of Klamath County, Oregon.
Amount: \$22,000.00
Grantor: Andrew Paul Foster and Cathleen Kay Foster, Husband and Wife
Trustee: Klamath County Title Company
Beneficiary: First National Bank of Oregon
Said Deed of Trust Grantees herein agree to assume and pay.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company
on this 14th day of August A.D., 19 87
at 4:25 o'clock P. M. and duly recorded
in Vol. M87 of Deeds Page 14698.
Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$14.00

Unofficial Copy

