

78167

MTC-18255K

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
William C. Worley

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Andrew Paul Foster and Cathleen Kay Foster, 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:

Lot 13 in Block 3 of RIVERVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

together with a 1973 Champion Mobile Home Serial #243263S1266

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 those of record 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 \$ 25,000.00. However, the actual consideration consists of or includes other property of value given or promised which is 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 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.

William C. Worley
William C. Worley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
August 13th, 19 87

STATE OF OREGON, County of _____) ss.
Personally appeared _____ and _____

Personally appeared the above named _____

_____ 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 _____

William C. Worley

and that the seal allixed 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.

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

Before me: _____
Notary Public for Oregon
My commission expires: _____

J. Linda Stolle
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/89

(OFFICIAL SEAL)

William C. Worley

GRANTOR'S NAME AND ADDRESS
Andrew Paul Foster and Cathleen Kay Foster
2304 Greensprings
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 Klamath } ss.

I certify that the within instrument was received for record on the 14th day of August, 19 87, at 4:25 o'clock P.M., and recorded in book M87 on page 14699 or as file/reel number 78167.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *P. Ann Smith* Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00