

# MOUNTAIN TITLE COMPANY

78217

MTC-12432P

WARRANTY DEED

Vol. M87

Page

14776

KNOW ALL MEN BY THESE PRESENTS, That CAROL A. FOSTER

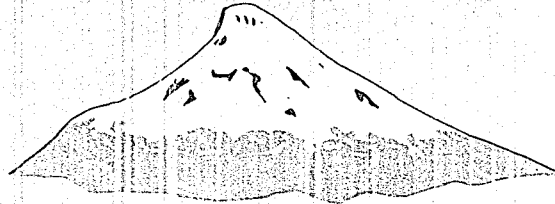
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

HEATHER JACKY

, 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 3, Block 42, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, 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 Those of record and 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 \$ 25,500.00

However, the consideration stated herein is not to be construed as a limitation on the power of the grantor to convey the whole or any part of the premises described herein to any person or persons, and the grantor hereby reserves the right to do so.

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 5 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.

Carol A. Foster  
Carol A. Foster

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

ss.

8/5, 1987

Personally appeared the above named

Carol A. Foster

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

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8/16/88

STATE OF OREGON, County of ) ss.

1987

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

a corporation, 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.

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

CAROL A. FOSTER

GRANTOR'S NAME AND ADDRESS

HEATHER JACKY

4220 Pepperwood

Klamath Falls OR 97603

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 17th day of August, 1987, at 3:22 o'clock P.M., and recorded in book M87 on page 14776 or as file/reel number 78217

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Sam Smith, Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY