

OK **82007** WARRANTY DEED Vol. **187** Page **21417**

KNOW ALL MEN BY THESE PRESENTS, That Randall R. Popp and Terri Lee Popp

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Janet E. Foltyn and Robert J. Foltyn, wife and husband, 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:

A parcel of land situated in Block 24 of ELDORADO HEIGHTS 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, more particularly described as follows:

Beginning at the iron pipe marking the Northeast corner of Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls; thence along the Southerly right of way line of Euclid Avenue, North 81 degrees 42' West, 116.70 feet; thence South 8 degrees 18' West, 70.84 feet; thence South 89 degrees 42' East, 125.41 feet to the West right of way of said Tiffany Street; thence along said right of way of said Tiffany Street, North 0 degrees 18' East 54.00 feet to the point of beginning.

(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 those of record, apparent on the ground and common to the area

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 \$ 52,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21 day of NOVEMBER, 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.

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.

Randall R. Popp
Terri Lee Popp

CALIFORNIA
STATE OF OREGON,
County of Los Angeles
November 21, 1987

CALIFORNIA
STATE OF OREGON, County of Los Angeles ss.
November 21, 1987

Personally appeared RANDALL R. POPP and TERRI LEE POPP 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 RANDALL R. POPP AND TERRI LEE POPP 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.

Before me:

(OFFICIAL SEAL)

OFFICIAL SEAL
PAUL E. BOOG
NOTARY PUBLIC
LOS ANGELES COUNTY
My comm. expires NOV 11, 1989
Nov 11, 1989

Notary Public for Oregon
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 27th day of November, 1987, at 3:44 o'clock P.M., and recorded in book/reel/volume No. M87 on page 21417 or as fee/file/instrument/microfilm/reception No. 82007, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pam Smith Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE