

83977 M7-19266P

WARRANTY DEED

Vol. M88 Page 1504

KNOW ALL MEN BY THESE PRESENTS, That THERON A. FOOTE & JUDITH A. FOOTE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry Garcia & Patricia Garcia, husband and wife 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED. SUBJECT TO: Liens and encumbrances of record including Mortgage in favor of Department of Veterans' Affairs recorded in Volume M79, page 20490 and re-recorded in Volume M79 page 28564, Microfilm Records of Klamath County, Oregon, and Contract in favor of Dorado Pistachio Groves, recorded in Volume M77, page 12677 (and assigned by instruments recorded in Volume M84, page 18691 and Volume M80, page 14658). Buyers herein agree to assume and pay said Mortgage and Contract and further agree to hold sellers harmless therefrom.

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 \$158,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, 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 27th day of January, 1988; 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.

(If executed by a corporate officer corporate seal)

Theron A. Foote
Judith A. Foote

STATE OF OREGON,
County of Klamath } ss.
1-29 1988

STATE OF OREGON, County of } ss.
19

Personally appeared the above named Theron A. Foote & Judith A. Foote

Personally appeared _____ and 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 _____

Notary Public for Oregon
My commission expires: 8-16-88

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
THERON A. FOOTE & JUDITH A. FOOTE
768 Sherrandoan Dr SE
Salem OR 973 01

GRANTEE'S NAME AND ADDRESS
LARRY GARCIA & PATRICIA GARCIA
P.O. Box 500
Sprague River OR 97639

After recording return to:
LARRY GARCIA & PATRICIA GARCIA
P.O. Box 500
Sprague River OR 97639

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

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 attixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

PARCEL 1:

Lots 14 and 15, Block 42, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3510 027B0 05500

PARCEL 2:

Lots 1, 2, 3 and 4, Block 11, SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3610 014BB 07500
3610 014BB 07600

PARCEL 3:

Lots 20, 21, 22 and 23, Block 11, SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3610 014BB 06400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 2nd day of February A.D. 19 88 at 11:33 o'clock A M., and duly recorded in Vol. M88 of Deeds on Page 1504.

FEE \$15.00

Evelyn Biehn, County Clerk
By Pam Smith

