

OK

88268

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MONTIE R. STEMBRIDGE and NORMA J. STEMBRIDGE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL L. FOSTER and JULITA E. 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:

Lots 10 and 11 in Block 14 of St. Francis Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions, including the terms and provisions thereof, recorded June 7, 1940, in Volume 129 Page 542, Klamath County, Oregon.
4. Trust Deed, including the terms and provisions thereof, recorded August 24, 1983, in Volume M-83 page 14228, Mortgage Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Assoc., which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

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

as set forth hereinabove

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 \$15,500.00

~~However, the actual consideration consists of or includes the property or value given or promised which is the whole consideration (indicate which) or the whole consideration is the property or value given or promised which is the whole consideration (indicate which).~~

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 15th day of June, 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.

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.

Montie R. Stembridge

Norma J. Stembridge

STATE OF OREGON,

County of Klamath

ss.

June 15, 1988

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 Montie R. Stembridge and Norma J. Stembridge and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. & Mrs. Daniel L. Foster
4678 Beck Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Mrs. & Mrs. Daniel L. Foster
4678 Beck Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15 day of June, 1988, at 2:52 o'clock P.M., and recorded in book/reel/volume No. M88 on page 9289 or as fee/file/instrument/microfilm/reception No. 88268, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Bernetha S. Ketch Deputy

\$8.00

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