

OK

89568

WARRANTY DEED

Vol. m88 Page 11744

KNOW ALL MEN BY THESE PRESENTS, That C. FRED FOULON and JOAN C. FOULON,
 husband and wife,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID P. LAWTON
 and CLAUDIA N. LAWTON, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All of Lot 21 and the westerly one-half of Lot 22, Block 12,
 HILLSIDE 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, and as further shown on the
 record survey No. 4527.

(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

Subject to easements and rights of way of record and apparent on the land.

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 \$ 45,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which) or the balance between the above and the above, should be stated in terms of dollars~~

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 June day of June, 19 88,
 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 DE-
 SCRIBED 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.

C. Fred Foulon
Joan C. Foulon

STATE OF OREGON, WASH.)
 County of KING) ss.
June 23, 19 88.

STATE OF OREGON, County of _____) ss.
 _____, 19 _____

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 be-

half 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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

Personally appeared the above named C. FRED
FOULON and JOAN C. FOULON

and acknowledged the foregoing instru-

ment to be their voluntary act and deed.

Before me:

Notary Public for Oregon WASHMy commission expires: 3-9-92

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. David Lawton

1841 Painter st.

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. & Mrs. David Lawton

1841 Painter

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
 22nd day of July, 19 88,
 at 2:02 o'clock P..M., and recorded
 in book/reel/volume No. M88 on
 page 11744 or as fee/file/instru-
 ment/microfilm/reception No. 89568,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

Fee \$8.00

By Pauline Mullendare Deputy