

OK **93243**

WARRANTY DEED

Vol. **m88** Page **18298**

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 **OLIVER SPIRES**

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 22, Block 2, Tract 1145, NOB HILL REPLAT, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded in Volume M78, Page 7560, and amended by instrument recorded in Volume M80, Page 15313, Microfilm Records of Klamath County, Oregon. (2) Reservations and restrictions contained in the dedication of Tract 1145, Nob Hill. (3) Sixteen-foot public utility easement over South and Easterly lot line as shown on dedicated plat.

(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 as stated above,

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 **\$8,839.00**.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$8,839.00. The grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above.~~

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 **18** day of **October**, 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 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.

X C. Fred Foulon
X Joan C. Foulon

STATE OF ~~OREGON~~ **WASHINGTON**

County of **Klamath** ss.

October **18**, 19 **88**.

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 _____

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)

Margie Walker

Notary Public for **Washington**

My commission expires: **9-17-89**

Notary Public for **Oregon**

My commission expires: **1-17-1989**

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Foulon
P.O. Box 398
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
Spires, Oliver
1930 South Sixth St
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Spires
above address
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Oliver Spires
1930 South Sixth St
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of **Klamath**

I certify that the within instrument was received for record on the **28th** day of **Oct.**, 19 **88**, at **12:23** o'clock **P.M.**, and recorded in book/reel/volume No. **M88** on page **18298** or as fee/file/instrument/microfilm/reception No **93243**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By **Pauline Melendore** Deputy

Fee \$8.00

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