

94823

MTI-20779D

WARRANTY DEED

Vol. m88 Page 21068

KNOW ALL MEN BY THESE PRESENTS, That RUTH M. DAVIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. OSTER & CYNTHIA A. OSTER, as tenants by the entirety, 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:

see attached

which the herein grantees assume and agree to pay.



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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with County Road Lien docketed September, 1981** 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 \$ 10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 9 day of December, 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.

Ruth M. Davis
Ruth M. Davis

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
December 9, 1988

Personally appeared the above named
Ruth M. Davis

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 6-16-90

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Davis
3938 LaMarada
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Oster
6402 Palomino Ct
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Oster
above address

NAME, ADDRESS, ZIP

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

Oster
above address

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of

I certify that the within instru-
ment 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 affixed.

Recording Officer

By Deputy

MOUNTAIN TITLE COMPANY

21069

Order No: 20778-D

EXHIBIT A
LEGAL DESCRIPTION

A portion of Lot 30, Block 2, Tract No. 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows.

Beginning at the Southwest corner of said Lot 30, Block 2; thence North 00 degrees 23' 04" East, along the West line of said Lot 30 a distance of 8.00 feet; thence South 84 degrees 07' 34" East, a distance of 84.01 feet to a point on the South line of said Lot 30; thence North 89 degrees 36' 56" West, along the South line of said Lot 30 a distance of 83.63 feet to the point of beginning.

Lot 29, Block 2, Tract 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT A portion of Lot 29, Block 2, Tract No. 1099 ROLLING HILLS, Klamath County, Oregon. Being more particularly described as follows:

Beginning at the Northeast corner of said Lot 29, Block 2; thence Southwesterly along the Easterly line of said Lot 29, along the Arc of a 54.81 degree curve to the right a distance of 8.00 feet; thence North 84 degrees 07' 34" West, a distance of 81.52 feet to a point on the North line of said Lot 29; thence South 89 degrees 36' 56" East along the North line of said Lot 29 a distance of 82.76 feet to the point of beginning.

Tax Account No: 3910 019A0 03800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of Dec. A.D. 19 88 at 10:30 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 21068

FEE \$13.00

Evelyn Biehn
County Clerk

By Pauline M. Muckadore