

137107



ATC #0534336  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
PAUL D. FOSTER  
SHARON FOSTER  
3915 GREGORY DR.  
KLAMATH FALLS, OR 97603

Order No. 05034336

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

BRUCE BRYAN CULLEN AND REGINA RENEE CULLEN, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to PAUL D. FOSTER and  
SHARON FOSTER, husband and wife hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

Lot 14, Block 6, Tract 1078, SECOND ADDITION TO KELENE GARDENS,  
in the County of Klamath, State of Oregon.

TAX ACCT NO. 41-3909-015AA TL 11700

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Regulations,  
including levies, liens and utility assessments of the City of  
Klamath Falls. 2) Conditions, Restrictions as shown on the  
recorded plat of Tract No. 1078, Second Addition to Kelene  
Gardens 3) Rules, regulations and statutory powers of Klamath  
Irrigation District and South Suburban Sanitary District. 4)  
Declarations of conditions and restrictions, but omitting any  
restrictions, based on race, color, religion or national origin  
recorded September 17, 1974 in Book M-74 at page 12277.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$53,900.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 7th day of November, 1989.

Bruce Bryan Cullen  
BRUCE BRYAN CULLEN

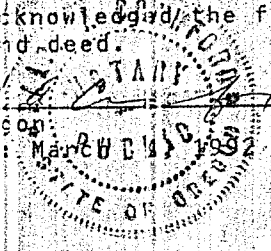
Regina Renee Cullen  
REGINA RENEE CULLEN

STATE OF OREGON, County of Klamath)ss.

NOVEMBER 9 1989

Personally appeared the above named BRUCE BRYAN CULLEN AND  
REGINA RENEE CULLEN acknowledged the foregoing instrument to be  
their voluntary act and deed.

Before me: Paul D. Foster  
Notary Public for Oregon  
My Commission Expires: March 1, 1992



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THE 8 FROSCOW INC

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day  
of Nov. A.D. 19 89 at 3:46 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 21763.

FEE \$13.00

Evelyn Biehn County Clerk

By Audrey Mullenders