FORM No. 911 — WARRANTY DEED—STATUTORY FORM (Individual Grantor) — STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97205

Mtc 24387

21016

Vol. m90 Page

21534

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

RALPH C. KELLY and BETTY F. KELLY, husband and wife, Grantor,

conveys and warrants to STEVEN G. FOSTER and TAMREA J. FOSTER, husband and wife Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

Lot 23, Block 4, WAGON TRAIL ACREAGES, NUMBER ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX #2309-001AO-07700 KEY #127918

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is $ 4,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 1st day of October, 19 90

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 Ralph C. Kelly
RALPH C. KELLY

X Betty F. Kelly
BETTY F. KELLY

STATE OF OREGON, County of Multnomah) ss. , 1990

This instrument was acknowledged before me on October 1st, 1990 by RALPH C. KELLY AND BETTY F. KELLY

Notary Public for Oregon
My commission expires My commission expires March 4, 1994

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF OREGON

WARRANTY DEED

RALPH C. KELLY — GRANTOR
STEVEN G. FOSTER — GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

STEVEN G. FOSTER
TAMREA J. FOSTER
1128 N.E. 136TH
PORTLAND, OR 97230
NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of } ss.

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No., Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

Unofficial Copy

SUBJECT TO THE FOLLOWING:

1. Taxes for the fiscal year 1990-1991, a lien, not yet due and payable.

2. Subject to reservations and restrictions as contained in the dedicated plat of Wagon Trail Acreages No. One First Addition, as on file in the office of theCounty Clerk of Klamath County, Oregon.

3. Wagon Trail Ranch Homeowners Association, subject to the terms and provisions thereof, as set forth in plat dedication.

4. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded August 30, 1972 in Volume M72, page 9766, amended January 7, 1977 in Volume M77, page 207, and also Volume M77, page 210, all Microfilm Records of Klamath County, Oregon.

5. Public utilities easement 10 feet wide along Southwest lot line as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day of Oct. A.D., 19 90 at 12:29 o'clock PM., and duly recorded in Vol. M90, of Deeds on Page 21016.

Evelyn Biehn, County Clerk
By Pauline Nellinsdere

FEE $33.00

Unofficial Copy