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## 1/01 <u>M 91</u> Page 23493

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## TITLE & ESCROW, INC. WARRANTY DEED (INDIVIDUAL)

CHARLES W. SEAL, JR. and MICHELE L. SEAL, husband and wife

convey(s) to \_\_\_\_\_\_\_ EARLE A. FOSTER and GEORGINE E. FOSTER, husband and wife \_\_\_\_\_\_\_ all that real property situated in the

County of <u>Klamath</u>, State of Oregon, described as:

Lot 10, Block 11, Tract No. 1037, FIFTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-12BC TL 12100

"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 DEPART-MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except <u>Covenants, conditions, restrictions, reservations, rights, rights of way</u> and easements of record, if any, and those apparent on the land.

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 \$85,500.00. 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)° (Delete between symbols°, if not applicable. See ORS 93.030)

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 <u>7th</u> day of <u>November</u> 19 <u>91</u>.

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	1 Vic	W. Seal, $Jr$ . $f$ f f f f f f f			
STATE OF OREGON, County ofKlamath	)ss.				
November 7	19 <u>91</u> .				
Personally appeared the above named	Charles W. Seal,	Jr. and Michele L. Seal			
	and acknowledged the foregoing				
OFFICIAL SEAL JUDITH L CALDWELL NOTARY PUBLIC - CREGON COMMISSION NO. 007236 MY COMMISSION EXPIRES AUG. 31, 1995	Before me: <u>Lual</u> Notary Pu	ith L Caldwell ublic for <u>OBECON</u> hission Expires: <u>8-31-95</u>			
Charles W. Seal, Jr.		STATE OF OREGON,			
Michele L. Seal		SS.			
C/O Klamath First Federal		County of <u>Klamath</u>			
GRANTOR'S NAME AND ADDRESS		I certify that the within instrument			
Earle A. Foster and Georgine E. Foster		was received for record on the <u>8th</u> day			
6105 Madera Drive		of <u>Nov</u> , 19 <u>91</u> ,			
Klamath Falls, Oregon 97603 GRANTEE'S NAME AND ADDRESS		at 10:51 o'clock A M., and recorded			
After recording return to:	SPACE RESERVED	in book/reel/volume No. <u>M91</u> on page 23499 or as document/fee/file/			
Klamath First Federal	FOR RECORDER'S USE	instrument/microfilm No. <u>37148</u>			
2943 S. 6th St.	HECORDER'S USE	Record of Deeds of said county.			
Klamath Falls, Oregon 97603		Witness my hand and seal of County			
NAME, ADDRESS, ZIP		affixed.			
Until a change is requested all tax statements shall be sent to the following address.					
Klamath First Federal		Evelyn Biehn, County Clerk			
2943 S. 6th St.		•			
Klamath Falls, Oregon 97603		By Dauise Mullindore Deputy			

Fee \$28.00

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

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Filed	for record at reques	st of	<u>Aspen</u>	Title Co.			_ the	8th	day	/
of	Nov.	A.D., 19	<u>91</u> at	10:51	_ o'clockA_N	M., and duly rec	corded in	Vol	M91	•
		of	Deeds		on Pag	e 23497	<u> </u>			
					Evelyn Bi	ehn • Cou	unty Cler	k	•	
FEE	\$33.00					relling Me				
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,就是这个人不能,可能是一个人,这个子的现在分词,我们都不是一些你的,你就是你不是不是一个人。" 了我,我们们们没有一个人,就是我们们们就是你不是你的,你们,我们们也是你们,你不是你们,你们们不是你

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