

61062

WARRANTY DEED

MTC 29735 HF

Vol. m93 Page 9971

KNOW ALL MEN BY THESE PRESENTS, That PAUL D. FOSTER and SHARON FOSTER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUSANNE M. HARRIS the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 14, Block 6 of TRACT 1078, SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 64,000.00

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 29 day of April, 19 93; 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.

STATE OF OREGON NEW MEXICO)
County of San Juan) ss.
April 29, 19 93

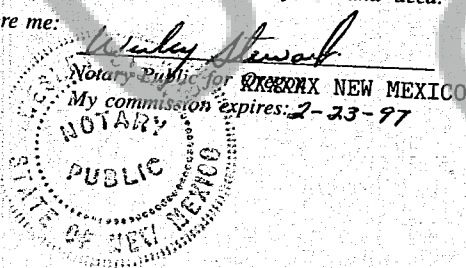
Paul D. Foster
PAUL D. FOSTER

Sharon Foster
SHARON FOSTER

Personally appeared the above named
PAUL D. FOSTER
SHARON FOSTER

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

Before me:



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

PAUL D. FOSTER and SHARON FOSTER
1019 HALL PLACE
FARMINGTON, NM 87401

GRANTOR'S NAME AND ADDRESS
SUSANNE M. HARRIS
3915 Gregory
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
SUSANNE M. HARRIS
3915 Gregory
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

SUSANNE M. HARRIS
3915 Gregory
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 6th day of May, 19 93, at 9:26 o'clock A.M. and recorded in book M93 on page 9971 or as file/reel number 61062

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Pauline M. Nulander Deputy

Fee \$30.00