

1-1-74
90792

11-08-94A11:26 RCVD

WARRANTY DEED

MTG 34085-11F

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KNOW ALL MEN BY THESE PRESENTS, That Albert F. Foulger and Betsy R. Foulger, husband and wife for the consideration hereinafter stated to the grantor paid by Margaret E. Coakey, hereinafter called the grantor,

hereinafter called grantee, hereby grants, bargains, sells and conveys unto the said grantee, ~~not as tenants in common~~ ~~with the right of survivorship, which~~ assigns and the heirs of the said grantee, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

The Easterly one-half of Lot 7, and all of Lot 6 of Block 4 in HILLSIDE ADDITION to Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever, ~~provided that the grantor herein do not take the title in common with the right of survivorship, which is that the fee shall vest absolutely in the survivor of the grantors~~

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,000.00. ~~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 1st day of July, 1983; 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.

(If executed by a corporation, affix corporate seal)

Albert F. Foulger
Albert F. Foulger

Betsy R. Foulger
Betsy R. Foulger

STATE OF OREGON,
County of Klamath } ss.
July 1, 1983

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 _____

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 behalf 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Albert F. Foulger

1860 Hawthorne

Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Margaret E. Coakey

630 Hillside

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MARGARET E. COAKEY YOUNG

5595 S. Scarsdale Cr.

Reno, NV 89502

NAME, ADDRESS, ZIP

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

SHE - NO CHARGE

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of Nov, 1984, at 11:26 o'clock A.M., and recorded in book/reel/volume No. M94 on page 34485 or as document/fee/file/instrument/microfilm No. 90792, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Muller, Deputy

Fee \$30.00