

11738

96 JAN 10 AM 10:07

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KNOW ALL MEN BY THESE PRESENTS, That Larry G. Weathers and Jo Ann M. Weathers, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lester J. Foster and Nancy L.R. Foster, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

A parcel of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 7, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 89° 57' 11" ^{EAST} West a distance of 2524.57 feet from the Northwest corner of said Section 7; thence North 89° 57' 11" East 843.42 feet to a 5/8" iron rod; thence South 00° 00' 33" East 1323.27 feet to a 5/8" iron rod; thence South 89° 59' 33" West 853.24 feet to a 5/8" iron rod (also the center North 1/16 corner); thence North 00° 24' 56" East 1324.10 feet to the point of beginning.

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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except easements and restrictions of record and those apparent on the face of the land,

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 \$ 10,240.00. ~~Whereby the actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,240.00. The whole of the above described premises (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 2nd day of August, 1984; 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)

STATE OF ~~OREGON~~ California)
Sacramento) ss.
County of August 9, 1984

STATE OF OREGON, County of) ss.
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Personally appeared the above named
Larry G. Weathers &
Jo Ann M. Weathers

Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not on for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of _____

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

_____, a corporation,
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
Notary Public for California
My commission expires: Feb 27, 1986
My commission expires February 3, 1986

Larry G. Weathers
Jo Ann M. Weathers
GRANTOR'S NAME AND ADDRESS
Lester J. Foster / Nancy L.R. Foster
961 Lark Avenue
Elk Grove, Calif. 95624
GRANTEE'S NAME AND ADDRESS

After recording return to:

Lester J. Foster
PO Box 336
ALBION, WA. 99102
9161 Lark Avenue
Elk Grove, CA 95624
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 10th day of Jan., 1986, at 11:07 o'clock A.M., and recorded in book/reel/volume M96 on page 811 or as document/fee/file/instrument/microfilm No. 11738, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

NAME TITLE
Lette Letsch Deputy

FEE: \$30.00