

44344

MTC 42164-MS
WARRANTY DEED

Vol 1997 Page 28357

LARRY D. EAST and MILDRED L. EAST, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

TRUDY DELORIS FOSS,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOTS 23 AND 24 IN BLOCK 26, FOURTH ADDITION TO KLAMATH RIVER ACRES,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX _____, KLAMATH FALLS, OR 97601

Dated this 28th day of August, 1997.

Larry D. East
LARRY D. EAST

Mildred L. East
MILDRED L. EAST

STATE OF Oregon

SS. August 28, 1997

COUNTY OF Klamath

Personally appeared the above named Larry D. East and Mildred L. East

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT42164-MS

STATE OF OREGON,
County of Klamath ss.

Return to:

TRUDY DELORIS FOSS

P.O. BOX _____

KLAMATH FALLS, OR 97601

Filed for record at request of:

Amerititle

on this 28th day of August A.D. 1997
at 3:47 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 28357

Bernetha G. Letsch, County Clerk

By *Kathleen Ross*

Fee, \$30.00

Deputy.