

WARRANTY DEED

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CRL

KNOW ALL MEN BY THESE PRESENTS, That Durwood Foster and Lois M. Foster, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Margaret A. Ramsay, 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:

PARCEL 1

All of Block 6, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO that portion of vacated alley which inured thereto.

PARCEL 2

Lot 1, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

Lot 2, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4

Lot 3, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(see reverse side of this document for continuation of this description)

(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 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,

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 \$.

~~However, the actual consideration hereby stated is not to be taken as the consideration for the purpose of this deed.~~ (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 2 day of August, 1977; 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)

Durwood Foster

Lois M. Foster

STATE OF OREGON,

County of Klamath

ss.

August 2, 1977

Personally appeared the above named Durwood Foster and Lois M. Foster, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

STATE OF OREGON, County of) ss.

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

, 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

My commission expires:

Durwood & Lois Foster

P. O. Box 398

Phoenix, OR 97353

GRANTOR'S NAME AND ADDRESS

Arlin & Lenora Elliott

2055 Greensprings #5

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

AMERITITLE - #3155

222 S. 6th St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 01/02/2003 11:48 a. m.

Vol M03 Pg 00157-58

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

03 JAN 2 PM 11:48

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PARCEL 5

Lots 4 and 5, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 6

Lots 6 thru 9, inclusive, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 7

A tract of land situated in the SE $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at the South quarter corner of Section 5; thence North 1° 29' 10" East 550 feet to the true point of beginning; thence South 88° 46' 10" East 550 feet; thence North 1° 29' 10" East to the Southerly line of Greensprings Drive; thence South 64° 40' West to the North South center line of said Section; thence South 1° 29' 10" West to the point of beginning;

Subject, however, to the following:

(1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

(Affects Parcels 1 and 7)

(2) Reservation of public utility easements existing as of date of Vacation recorded March 21, 1952 in Commissioners Journal Volume 21 at page 306. (Affects Parcel 1)

(3) Reservations ad contained in deed recorded in Volume 90, page 578, Deed Records of Klamath County, Oregon, Geo. A. Massey et ux to Frank Blackman, to wit:

"No outside toilets shall be constructed on said premises and only sanitary plumbing shall be used in any building. All dwellings shall be set back 20 feet from front of lot and no building costing less than \$1500.00 shall be erected on the front 60 feet of said lot." (Affects Parcel 2)

(4) Right of Way, including the terms and provisions thereof, dated August 8, 1974, recorded August 9, 1974 in Volume M74, page 9696, Microfilm Records of Klamath County, Oregon, granted to California-Pacific Utilities Company.

