

01-13-94P03:30 RCVD

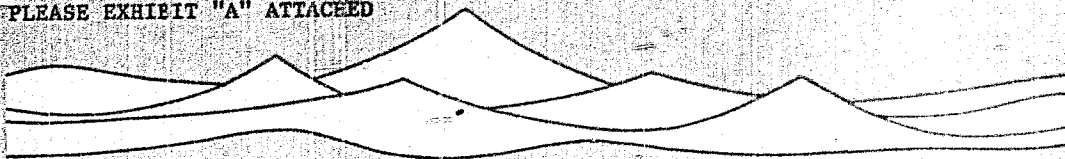
MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

WARRANTY DEED
SONJA ANN GRIFFIN, who acquired title as

KNOW ALL MEN BY THESE PRESENTS, That SONJA ANN GRIFFIN
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. FOSTER and TOSHIKO 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, the certain real property, with the appurtenances, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

PLEASE EXHIBIT "A" ATTACEED



MOUNTAIN TITLE COMPANY

"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." 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 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 \$ 149,900.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 149,900.00. The grantor hereby covenants to and with the 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 the date of this deed.~~

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.

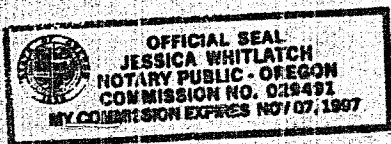
In Witness Whereof, the grantor has executed this instrument this 11 day of January, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath
January 11, 19 94 ss.

Personally appeared the above named
SONJA ANN GRIFFIN
SONJA ANN FOSTER

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

Before me: Jessica Whitlatch
Notary Public for Oregon
My commission expires:



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)

SONJA ANN GRIFFIN
6505 Hwy 106
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

DAVID L. FOSTER and TOSHIKO FOSTER
6505 Highway 106
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
DAVID L. FOSTER and TOSHIKO FOSTER
6505 Highway 106
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Limit & charge is required all tax statements shall be sent to the following address:
DAVID L. FOSTER and TOSHIKO FOSTER
6505 Highway 106
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT 'A' LEGAL DESCRIPTION

A tract of land being a portion of the E1/2 SE1/4 and the SE1/4 NE1/4 of Section 14, Township 39 South Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the intersection of the East line of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, with Northwesterly right of way line of the Klamath Falls-Ashland Highway, which point is North 42.8 feet from the Northeast corner of the SE1/4 SE1/4 of said Section 14; thence along the Northwesterly right of way line of said Highway South 53 degrees 20 1/2' West 169.28 feet; thence North 28 degrees 27 1/2' West 203.1 feet; thence South 72 degrees 12 1/2' West 316 feet; thence North 35 degrees 17 1/2' West 268 feet; thence North 54 degrees 42 1/2' East 80.5 feet, thence North 24 degrees 09 1/2' West 2329.8 feet, more or less, to the West line of the SE1/4 NE1/4 of said Section 14; thence North along said West line a distance of 1322.7 feet to the Northeast corner of said SE1/4 NE1/4; thence South along the East line of said Section 14, a distance of 2607.2 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed recorded May 16, 1989 in Volume M89, page 8501, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Jan A.D., 19 94 at 3:30 o'clock P.M., and duly recorded in Vol. 13th day
of Deeds on Page 1477 M84

FEE \$35.00

Evelyn Biehn

By

County Clerk

Paula Miller