



KLAMATH COUNTY TITLE COMPANY

K-47602
STATUTORY WARRANTY DEED
 (Individual or Corporation)

MAX LLOYD FOSTER also known as MAX L. FOSTER

conveys and warrants to MICHAEL A. HODGINS Grantor.the following described real property in the County of KLAMATH and State of Oregon. Grantee.

A PORTION OF LOT 1, BLOCK 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 51 IN NICHOLS ADDITION TO THE TOWN OF LINKVILLE (NOW CITY OF KLAMATH FALLS) OREGON; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO 10th STREET 52.12 FEET; THENCE SOUTHEASTERLY PARALLEL WITH 10th STREET, 50 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO 10th STREET, 52.12 FEET; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF 10th STREET, 50 FEET TO THE POINT OF BEGINNING.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACT AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 27,000.00 (Here comply with the requirements of ORS 93.030*)

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.

DATED this 6 day of FEBRUARY 19 95 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Max L. Foster
 MAX LLOYD FOSTER

STATE OF Washington OREGON, County of Linn ss.
 The foregoing instrument was acknowledged before me
 this 8th day of February 19 95
 by Max Lloyd Foster

Notary Public for Oregon
 My commission expires 11/20/1998

After recording return to:
 Michael A. Hodgins

NAME, ADDRESS, ZIP

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

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Co
 on this 13th day of Feb A.D. 19 95
 at 10:56 o'clock A.M. and duly recorded
 in Vol. M95 of Deeds Page 3044
 Bernetha G. Letsch County Clerk
 By Bernetha G. Letsch
 Deputy.

Fee, \$30.00