

NA

97018

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That William Foster and Diane Foster, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert Ledbetter, and Jeri Ledbetter, Husband and wife hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The east half of lot 19 in block 5 of FIRST ADDITION to Altamont Acres, Saving and Excepting Therefrom the southerly 10 feet of the East half of said Lot 19, all according to the Official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with 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

grantor will warrant and forever defend the 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.

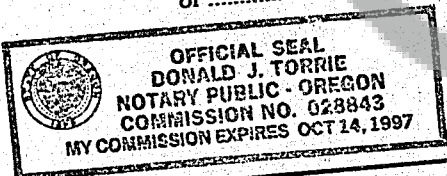
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$32,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 27 day of March, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath ss. This instrument was acknowledged before me on MARCH 27, 1995, by DIANE FOSTER & WILLIAM FOSTER, 1995.

This instrument was acknowledged before me on by as of



Notary Public for Oregon My commission expires 10-14-97

William and Diane Foster 1767 Burns Street, K. F. OR 97603 Grantor's Name and Address Robert and Jeri Ledbetter 3209 Hilyard Ave. Klamath Falls, OR 97603 Grantee's Name and Address After recording return to (Name, Address, Zip): Robert and Jeri Ledbetter 3209 Hilyard Ave. Klamath Falls, OR 97603 Until requested otherwise send all tax statements to (Name, Address, Zip): Robert and Jeri Ledbetter 3209 Hilyard Ave. Klamath Falls, OR 97603

SPACE RESERVED FOR RECORDER'S USE

FEE: \$30.00

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 28th day of March, 1995, at 10:53 o'clock A.M., and recorded in book/reel/volume No. M95 on page 7277 and/or as fee/title/instrument/microfilm/reception No. 97018, Record of Deeds of said County. Witness my hand and seal of County affixed.

Bertha G. Letsch, Co. Clerk NAME TITLE Brigitte Miley, Deputy.