



WARRANTY DEED

ASPEN TITLE #05042563

AFTER RECORDING RETURN TO:

LYNN FOSTER
3950 KELLEY DR.
KLAMATH FALLS, OREGON 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

EDWARD BERNETT hereinafter called GRANTOR(S), convey(s) to LYNN FOSTER hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 11, Block 2, KELENE GARDENS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-15AA TAX LOT 3000

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage, AND Mortgage including the terms and provisions thereof, recorded January 14, 1980, in volume M80, page 615, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which said Mortgage Grantee herein AGREES to assume and pay according the terms and provisions contained therein.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

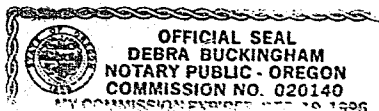
The true and actual consideration for this transfer is
\$53,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 9th day of May 1995.

Edward Bennett
EDWARD BERNETT

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 10th
day of May, 1995, by EDWARD BERNETT.

Before me: Debora Buckingham
Notary Public for OREGON
My Commission Expires: 12-19-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of May A.D., 19 95 at 3:24 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 12568

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller

THIS DEED WAS PREPARED BY THE
DEEDS DIVISION OF THE CLERK'S OFFICE
AND IS SUBJECT TO THE FOLLOWING
NOTES: THE DEEDS DIVISION OF THE
CLERK'S OFFICE HAS REVIEWED THE
DEED AND FOUND IT TO BE IN
COMPLIANCE WITH THE REQUIREMENTS
OF THE OREGON DEEDS ACT.

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