

## WARRANTY DEED

UTC37204US

ELDON EARL HILL, JR. and LORETTA MARIA HILL, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to MARTIN T. FOSTER and LORI A. FOSTER, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

THE NORTH ONE-HALF OF LOT 3 IN BLOCK 4 OF ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE WEST 5 FEET THEREOF CONVEYED TO KLAMATH COUNTY FOR ROAD PURPOSES IN VOLUME 348, AT PAGE 589, DEED RECORDS OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is \$ 68,450.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2747 BISBEE STREET, KLAMATH FALLS, OR 97603

Dated this 5th day of February, 1996.

Eldon Earl Hill, Jr.  
ELDON EARL HILL, JR.

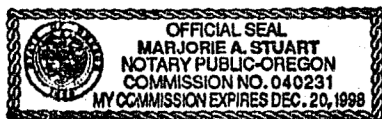
Loretta Maria Hill  
LORETTA MARIA HILL

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. February 5 19 96  
COUNTY OF Klamath

Personally appeared the above named Eldon Earl Hill, Jr. and  
Loretta Maria Hill

and acknowledged the foregoing instrument to be their voluntary act.



Before me:  
Margaret J. Stuart  
Notary Public for Oregon  
My commission expires 12-20-98

(seal)

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title

on this 6th day of Feb A.D., 19 96  
at 11:30 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 3503  
Bernetha S. Letsch County Clerk.  
By Loretta Maria Hill Deputy.

Fee, \$30.00

Deputy.

Return to:  
MARTIN T. FOSTER  
2747 BISBEE STREET  
KLAMATH FALLS, OR 97603