

## WARRANTY DEED

MTC 37456 MS

LEONARD PIMENTEL and DORIS PIMENTEL, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to  
LYNN B. FOSTER and SONJA ANN 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:

LOT 6, BLOCK 31 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO.  
2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK 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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3950 KELLEY DRIVE, KLAMATH FALLS, OR 97603

Dated this 22 day of Feb., 1996

Leonard Pimentel  
LEONARD PIMENTEL

Doris Pimentel  
DORIS PIMENTEL

## NOTARY ACKNOWLEDGEMENT

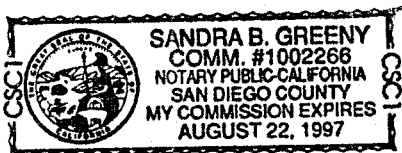
STATE OF Calif SS. 2-22 19 96

COUNTY OF San Diego

Personally appeared the above named Leonard Pimentel

Doris Pimentel

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Sandra B. Greeny  
Notary Public for San Diego, Calif

My commission expires Aug 22, 1997

STATE OF OREGON. ss.  
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 23rd day of February A.D., 19 96  
at 3:43 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 5089

Bernetha G Letsch County Clerk

By Cheryl Durrell

Deputy.

Fee, \$30.00

Return to:

LYNN B. FOSTER  
3950 KELLEY DRIVE  
KLAMATH FALLS, OR 97603

96 FEB 23 P 3:43