

MTC36045DD

Volume Page

MICHELE DINGERSON,

Grantor(s) hereby grant, bargain, sell and convey to:

DANIEL L. FOSTER and JULITA E. 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4678 PECK DR., KLAMATH FALLS, OR 97603

Dated this 20 day of April, 1996.

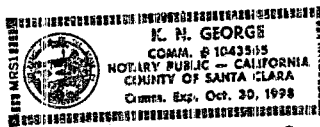
Michele Dingson
 MICHELE DINGERSON

NOTARY ACKNOWLEDGEMENT

STATE OF California ss. April 20th 1996
 COUNTY OF Santa Clara
 Personally appeared the above named Michele Dingson

and acknowledged the foregoing instrument to be her voluntary act.

Before me:



(seal)

K. N. George
 Notary Public for California State

K. N. George 4/20/96 My commission expires 10/30/98

ESCROW NO. NT36045-DS

Return to:

DANIEL L. FOSTER

4678 PECK DR.

KLAMATH FALLS, OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in Sections 10 and 11 of Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of the Northeast one-quarter of the Northeast one-quarter of said Section 10; thence South 88 degrees 48' 43" East along the Northerly line of said Section 10 a distance of 1152.34 feet to an intersection with the centerline of an existing Indian Service Road; thence South 64 degrees 53' 37" East a distance of 131.78 feet along said centerline to a point of curve; thence along said centerline on a curve to the right, having a radius of 1600.00 feet and a central angle of 48 degrees 21' 37" a distance of 1350.47 feet; thence South 24 degrees 26' 31" West a distance of 346.25 feet to the most Easterly corner of a tract of land described as Parcel II in a Contract to Len K. Osborn recorded October 21, 1977 in Volume M77, page 20282, Deed Records; thence North 67 degrees 34' 10" West along the boundary line of said Osborn Tract, a distance of 1163.24 feet to the Southwest corner of the Northeast one-quarter of the Northeast one-quarter of said Section 10; thence North 0 degrees 49' 12" East along the Westerly line of the Northeast one-quarter of the Northeast one-quarter of said Section 10, a distance of 1326.56 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 1st day
of May A.D., 19 96 at 11:52 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 12309.

FEE \$35.00

By Bernetha G. Letsch, County Clerk