

WARRANTY DEED

MTC 40978-LW

WILLIAM FOSTER and DIANE FOSTER, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
BETTY A. MOSHER,

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 in Block 5 of FIRST ADDITION TO ALTAMONT ACRES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon. EXCEPTING THEREFROM that portion lying within
Maryland Avenue.

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 \$ 14,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3208 Maryland Ave. Klamath Falls, OR 97603

Dated this 24 day of MARCH, 1997.

William Foster
WILLIAM FOSTER

Diane Foster
DIANE FOSTER

STATE OF OREGON SS. MARCH 24 19 97
COUNTY OF KLAMATH

Personally appeared the above named WILLIAM FOSTER AND DIANE FOSTER

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby

Notary Public for OREGON

My commission expires 11/20/99

ESCROW NO. MT40978-LW

Return to:

BETTY A. MOSHER

3208 Maryland Ave
Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 26th day of March A.D., 1997
at 10:33 o'clock A. M. and duly recorded
in Vol. 1997 of Deeds Page 8881

Bernetha G. Letsch, County Clerk

By Kathleen Rosa
Fee, \$30.00 Deputy.