

63303

MTC 44372-MS

WARRANTY DEED

Vol. 1198 Page 27101

PATRICIA K. FOSTER AS TRUSTEE FOR HOLLY M. WIESENBERN, AS TO A 3/10 INTEREST;
AND PATRICIA K. FOSTER AS TRUSTEE FOR ADAM L. WIESENBERN, AS TO A 3/10
INTEREST; AND PATRICIA K. FOSTER AS TRUSTEE FOR AMY E. FOSTER, AS TO 2/10
INTEREST; AND PATRICIA K. FOSTER AS TRUSTEE FOR WILLIAM R.C. FOSTER, AS TO A
2/10 INTEREST, ALL UNDER THE TESTAMENTARY TRUST SET FORTH IN KLAMATH COUNTY
PROBATE FILE 96-2729CV,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID A. DODGE,

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 4 IN BLOCK 32 OF TRACT NO. 1084 - SIXTH ADDITION TO KLAMATH RIVER
ACRES, 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 \$ 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 11633 WHISPERING PINES, KENO, OR 97627

Dated this 15th day of July, 1998

TRUSTEE FOR HOLLY M. WIESENBERN

BY: Patricia K. Foster

PATRICIA K. FOSTER

TRUSTEE

TRUSTEE FOR ADAM L. WIESENBERN

BY: Patricia K. Foster

PATRICIA K. FOSTER

TRUSTEE

TRUSTEE FOR AMY E. FOSTER

BY: Patricia K. Foster

PATRICIA K. FOSTER

TRUSTEE

TRUSTEE FOR WILLIAM R.C. FOSTER

BY: Patricia K. Foster

PATRICIA K. FOSTER

TRUSTEE

STATE OF CALIFORNIA County of SONOMA) ss.

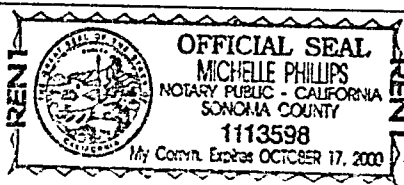
This instrument was acknowledged before me on July 15th, 1998

by MICHELLE A. PHILLIPS

as NOTARY PUBLIC

of SONOMA COUNTY, CALIFORNIA

Michelle A. Phillips



Notary Public of Sonoma County
My commission expires OCT. 17, 2000

27102

ESCROW NO. MT44372-MS

Return to:
DAVID A. DODGE
11633 WHISPERING PINES
KENO, OR 97627

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of July A.D., 1998 at 9:19 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 27101

FEE \$35.00

By Bernetha G. Leisch County Clerk
Kathleen Ross