

77601

99 APR -6 P3:28

MTC 47718-KR
WARRANTY DEED

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12406

WALTER L. MODEN and DONNA L. MODEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LYNN B. FOSTER,

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 South 1/2 of Lots 1 and 2 in Block 12 of NORTH KLAMATH FALLS
ADDITION to the City of Klamath Falls, 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 \$ 95,000.00.

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 6th day of April, 1999.

Walter L. Moden
WALTER L. MODEN

Donna L. Moden
DONNA L. MODEN

STATE OF OREGON

COUNTY OF KLAMATH

SS. April 6 19 99

Personally appeared the above named

WALTER L. MODEN & DONNA L. MODEN

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT47718-KR

Return to:

LYNN B. FOSTER
3950 KELLEY DRIVE
KLAMATH FALLS OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

the 6th day of April AD 1999
at 3:28 o'clock P. M., and duly recorded
in Vol. M99 of Deeds on Page 12406

Linda Smith, County Clerk

By Kathleen Ross Deputy

Fee, \$30.00