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99 APR -6 P3:28

MT47495-MS  
WARRANTY DEED

Vol. M99 Page 12407

JOHN D. FOSTER and SARAH FORBES, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ROBERTA E. UNGER,  
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 18 IN BLOCK 5 OF TRACT NO. 1017, MOUNTAIN LAKES HOMESITES, 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 \$ 19,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3306 SOUTH PACIFIC HWY, MEDFORD, OR 97501

Dated this 5<sup>th</sup> day of April, 1999.

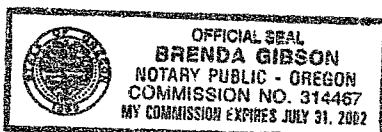
John D. Foster  
JOHN D. FOSTER

Sarah Forbes  
SARAH FORBES

STATE OF Oregon  
COUNTY OF Jackson ss. April 5 19 99

Personally appeared the above named John D. Foster  
and Sarah Forbes

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Brenda Gibson  
Notary Public for Oregon  
My commission expires 7-31-2002

ESCROW NO. MT47495-MS

Return to:  
ROBERTA E. UNGER  
3306 SOUTH PACIFIC HWY  
MEDFORD, OR 97501

STATE OF OREGON,  
County of Klamath

Filed for record at request of:

the 6th day of April A.D., 1999  
at 3:28 o'clock P. M., and duly recorded  
in Vol M99 of Deeds on Page 12407

Linda Smith, County Clerk

By Kathleen Ross Deputy

Fee, \$30.00