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99 APR -7 P3:33

MTC 47321-MG  
WARRANTY DEEDVol M99 Page 12587

LEROY BRAMAN and BARBARA J. BRAMAN, 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:

Lots 30, 31 and the West one-half of Lot 32 in Block 6, ST. FRANCIS PARK,  
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 \$ 58,000.00.

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 7 day of April, 1999.

*Leroy Braman by Barbara J. Braman*  
LEROY BRAMAN  
BY BARBARA J. BRAMAN,  
ATTORNEY-IN-FACT  
*Barbara J. Braman*  
BARBARA J. BRAMAN

STATE OF Oregon

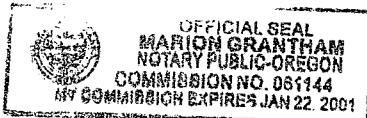
ss. April 7 19 99

COUNTY OF Klamath

Personally appeared the above named BARBARA J. BRAMAN, INDIVIDUALLY

AND AS ATTORNEY-IN-FACT FOR LEROY BRAMAN

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

*Marion Grantham*  
Notary Public for Oregon  
My commission expires 1/22/01

ESCROW NO. MT47321-MG

STATE OF OREGON,  
County of Klamath

Filed for record at request of:

Return to:

LYNN B. FOSTER  
3950 KELLEY DRIVE  
KLAMATH FALLS, OR 97603

the 7th day of April A.D. 1999  
at 3:33 o'clock P. M., and duly recorded  
in Vol. M99 of Deeds on Page 12587

Linda Smith, County Clerk

By *Kathleen Rosa* Deputy  
Fec. \$30.00