

03 JUL 7 PM3:22



MT6- 61400MS

Vol M03 Page 46663

After recording return to:
GREGORY J. FORSTER
4685 ANDREA DRIVE, NW
SALEM, OR 97304

THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 07/07/2003 3:22p m.
Vol M03 Pg 46663-6x
Linda Smith, County Clerk
Fee \$ 2600 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

GREGORY J. FORSTER
4685 ANDREA DRIVE, NW
SALEM, OR 97304

Escrow No. MT61400-MS

WARRANTY DEED

PAUL K. GOEBEL and KAREN A. GOEBEL, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to GREGORY J. FORSTER, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

371608

3809-029DD-04000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$85,500.00.

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.

Dated this 2nd day of July, 2003.

X [Signature]
PAUL K. GOEBEL

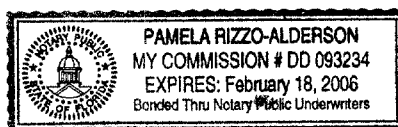
X [Signature]
KAREN A. GOEBEL

State of FLORIDA
County of CITRUS

This instrument was acknowledged before me on July 3, 2003 by PAUL K. GOEBEL and KAREN A. GOEBEL.

[Signature]
(Notary Public)

My commission expires 2/18/06



267

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of Lot 15 of Block 12 of HOT SPRINGS 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, described as follows:

Beginning at a point in the Northerly line of said Lot 15 located by two courses from the Northwest corner of Lot 17 of said Block 12, to wit: East along the Southerly line of the alley 63.61 feet to the beginning of the curve; thence North 88 degrees and 19' East 11.27 feet to the point of beginning; thence South 2 degrees and 17' East 45.8 feet; thence South 19 degrees and 58' West 10.3 feet; thence South 2 degrees and 8' East along the Easterly side of a concrete curb 65.5 feet to the Southerly line of said Lot 15 at a point 78.35 feet East along the Northerly line of Alameda Avenue from the Southwest corner of said Block 12; thence Easterly along the Southerly line of the said Lot 15, 45 feet to the Southeast corner of said Lot 15; thence Northerly along the lot line between Lots 14 and 15, 120 feet to the Northeast corner of Lot 15; thence Westerly along the Northerly line of Lot 15, 24.89 feet to the point of beginning;

AND

The Westerly 10 feet of Lot 14, Block 12, HOT SPRINGS 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, being more particularly described as follows:

Starting at the Southwest corner of said Lot 14; thence Easterly along the South line of said Lot a distance of 10 feet; thence Northerly on a line parallel to and 10 feet distant from the West lot line of said Lot 14 to the North line of said lot; thence Westerly on the North line of said lot to the Northwest corner of said lot; thence Southerly on the West line of said lot to the point of beginning.