

03 OCT 2 PM 3:40



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

KAREN E. FOSTER

2724 DENISE ST

NEWBURY PARK, CA 91320-3078

State of Oregon, County of Klamath

Recorded 10/02/03 3:40 m

Vol M03 Pg 74015

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

KAREN E. FOSTER

2724 DENISE ST

NEWBURY PARK, CA 91320-3078

Escrow No.

MT62176-KR

MTC 62176-KR  
**WARRANTY DEED**

**JERRY A. MADDOX and RAMONA F. MADDOX, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to KAREN E. 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:**

**Lot 4 in Block 13, HILLSIDE 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.**

Account No.:

3809-028BB-09000-000

Key No.:

187345

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 \$186,500.00.

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 1<sup>st</sup> day of October 2003

Jerry A. Maddox  
JERRY A. MADDOX

Ramona F. Maddox  
RAMONA F. MADDOX

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on October 1, 2003 by JERRY A. MADDOX and RAMONA F. MADDOX.

Kristil L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003



21.00