

STEVEN G. FOSTER and TAM REA J.
FOSTER, GRANTOR

State of Oregon, County of Klamath
Recorded 05/25/2004 8:54a m
Vol M04 Pg 32909
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STEVEN G. FOSTER and TAM REA J. FOSTER,
TRUSTEES OF THE FOSTER LIVING TRUST
DATED May 21, 2004, GRANTEE
20945 N. E. Wistful Vista
Fairview, OR 97024

After Recording Return to:
Richard Egner, Jr., Attorney at Law
1550 N. W. Eastman Parkway, Suite 150
Gresham, OR 97030

All tax statements shall be sent to:
No Change

**SPECIAL WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR**

STEVEN G. FOSTER and TAM REA J. FOSTER, Grantor, conveys and warrants to STEVEN G. FOSTER and TAMREA J. FOSTER, Trustees under the FOSTER LIVING TRUST, dated May 21, 2004, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:

Lot 23, Block 4, WAGON TRAIL ACREAGES, NUMBER ONE, FIRST ADDITION,
according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon Tax #2309-001Ao0770 Key #127918

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has a good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability and obligations. The said property is free from encumbrances except easements, conditions, restrictions, encumbrances of record, and liens of record.

The true consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

MAY 21 2004

Dated:

STEVEN G. FOSTER

MAY 21 2004

TAM REA FOSTER

STATE OF OREGON, County of Multnomah) ss.

On May 21, 2004 personally appeared the above named STEVEN G. FOSTER and TAM REA J. FOSTER acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

