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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOE FOSTER and EDNA M. FOSTER, Husband and Wife, hereinafter called the Grantors, IN CONSIDERATION OF the sum of ONE THOUSAND AND 00/100 (\$1,000.00) DOLLARS, to Grantors paid by KENNETH SMALLWOOD of Garden Grove, California, as a single man, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's successors, heirs and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining situated in the State of Oregon and the County of Klamath, described as follows, to wit:

Lot 25, Block 5, Klamath Forest Estates as
recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

The true and actual consideration for the transfer is all cash. The foregoing recitation of consideration is true as the undersigned verily believe.

TO HAVE AND TO HOLD the above described granted premises unto the said grantee and grantee's successors, heirs and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors, heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will and grantor's successors shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.