

JOHN W. FOSTER and JUDITH A. FOSTER, husband and wife

JAMES R. DENHAM

, hereinafter called grantor, convey(s) to

all that real property situated in the County  
of Klamath, State of Oregon, described as:Lot 4, Block 9, Tract No. 1020 known as THIRD ADDITION TO SUNSET  
VILLAGE, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights & easements for ditches and canals, of Enterprise Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Third Addition to Sunset Village.
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 14, 1971, Book M-71 Page 4407.

\* and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

See ;above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 57,000.00 \*

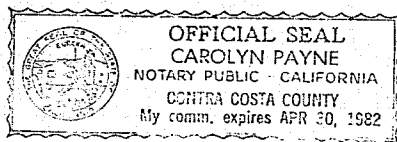
\*7. This property lies within and is subject to the levies and assessments of the Third Addition to Sunset Village Lighting District.

Dated this 1st day of September, 19 81

*John W. Foster*  
*Judith A. Foster*

STATE OF OREGON, County of Contra Costa ) ss.

Sept. 2, 19 81 personally appeared the above named  
Judith A. Foster & John W. Foster and acknowledged the foregoing  
instrument to be their voluntary act and deed.



Before me:

*Carolyn Payne*  
Notary Public for Oregon California  
My commission expires: 4-30-82

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: Tapes:  
Mr. James R. Denham  
3939 Redondo  
City, 97601

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record  
on the third day of September, 19 81  
at 10:45 o'clock A. M. and recorded in book M-81  
on page 15684 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Marion E. Warner Deputy

Fee: \$4.00