

JAMES L. WALKER and ROMA J. WALKER, husband and wife

SARAMMA DEVASIA and THOMAS JOSEPH KALLOR

hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 12, Block 10, Tract No. 1108, SEVENTH ADDITION TO SUNSET VILLAGE,
in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those contained in Exhibit "A" attached hereto

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 \$ 100,000.00

Dated this 18 day of July, 1983.

James L. Walker
JAMES L. WALKER
Roma J. Walker
ROMA J. WALKER

STATE OF OREGON, County of Klamath) ss.

July 18, 1983 personally appeared the above named JAMES L. WALKER and ROMA J. WALKER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan P. Patton
Notary Public for Oregon
My commission expires: 11-2-86

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)

James L. Walker
Roma J. Walker

TO

Saramma Devasia
Thomas Joseph Kallor

After Recording Return to:

Tax & Statements to:
Saramma Devasia & Thomas Joseph Kallor
6203 Pinto Ct
Klamath Falls, Oregon 97603

STATE OF OREGON,)

) ss.

County of)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

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EXHIBIT "A"

Attached to Warranty Deed from JAMES L. WALKER and ROMA J. WALKER
TO
SARAMMA DEVASIA and THOMAS JOSEPH KALLOR

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
 2. Regulations, including leview, liens, assessments, rights of way and easements of South Suburban Sanitary District.
 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Seventh Addition to Sunset Villiage.
 4. 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 : November 27, 1974 Book: M-74 Page: 15217
 5. This property lies within and is subject to the leview and assessments of the Sunset Village Lighting District.
 6. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$58,800.00
Dated : December 30, 1975
Recorded : February 19, 1976 Book: M-76 Page: 2312
Trustor : Rod E. Travis, a married man
Trustee : William Ganong, Jr.
Beneficiary : Klamath First Federal Savings & Loan Association of Klamath Falls, Oregon, a corporation
- Loan #01-10076
Which said Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON,)
County of Klamath)
filed for record at request of

on this 18 day of July A.D. 19 83
at 3:41 o'clock P M, and duly
recorded in Vol. M83 of deeds
page 11421

EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 8.00