



## WARRANTY DEED

#01043610

AFTER RECORDING RETURN TO:

JOHN W. FOSTER  
MARGARET B. FOSTER  
P.O. BOX 324  
SPRAGUE RIVER, OR 97639

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

WILLIAM R. WELKER, hereinafter called GRANTOR(S), convey(s) to  
JOHN W. FOSTER and MARGARET B. FOSTER, husband and wife  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 26, Block 28, FOURTH ADDITION TO NIMROD RIVER PARK, in the  
County of Klamath, State of Oregon.

Code 10 Map 3610-12AO TL 8900

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage, 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  
\$3,500.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 22nd day of August, 1995.

William R. Welker  
WILLIAM R. WELKER

STATE OF NEVADA

County of Clark

On August 25, 1995, WILLIAM R. WELKER personally appeared  
before me,

\_\_\_\_ who is personally known to me

X whose identity I proved on the basis of Nevada drivers License

\_\_\_\_ whose identity I proved on the oath/affirmation of  
\_\_\_\_, a credible witness

to be the signer of the above document, and he she acknowledged  
that he she signed it.

MaryCarol LaFontaine  
Notary Public for Nevada  
My Commission Expires: 4/28/97



MaryCarol LaFontaine  
Notary Public - Nevada  
Clark County  
My appt. exp. Apr. 28, 1997

08-30-95P03:44 RCVD

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow  
on this 30th day of Aug A.D., 19 95  
at 3:44 o'clock P M. and duly recorded  
in Vol. M95 of Deeds Page 23496.  
Bernetha G. Leisch County Clerk  
By Angelle Shady Deputy.

Fee. \$30.00