STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 19th day of August A.D. 1947 before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Harold M. Ashley and Angeline M. Ashley, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public for Oregon

My Commission expires May 8, 1948

WARRANTY DEED

STATE OF OREGON

County of Klamath } ss.

Filed for record at request of Ashley Title Co. this 19th day of August A.D. 1947 at 11:15 o'clock A.M. and duly recorded in Vol. M47 on Page 21010 Records of Deeds of said County.

Witness my hand and seal of County Affixed.

Chas. F. Pratt
County Clerk

By ____ Deputy.

Fee $1.50

B.N.G. Co. 3-7-00

Ashley Title Co.

FORM No. 1—WARRANTY DEED — FOR SALE BY PIONEER PRINTING & STATIONERY CO., KLAMATH FALLS, ORE.

31863

KNOW ALL MEN BY THESE PRESENTS, That James C. Reeves and Grace Reeves, husband and wife,

in consideration of Ten ($10.00) Dollars,

to them paid by J. E. Book and Lena B. Book

do hereby grant, bargain, sell and convey unto said J. E. Book and Lena B. Book, husband and wife, creating estate in entirety,

their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

The North one-half of Lot Twelve (12) in Block Seven (7) of Pleasant View Tracts, Klamath County, Oregon, according to the duly recorded plat thereof now on file in the office of the Clerk of Klamath County, Oregon.

Conveyance is made subject to all contracts with United States of America, and the Enterprise Irrigation District, relative to irrigation and/or drainage, and any rights of way for ditches or canals heretofore conveyed or used in connection therewith. Also subject to reservations in deed from O. O. Lewis et ux. to B. M. Bean et ux., recorded in page 467 of Vol. 144 of Deeds, records of Klamath County, Oregon.

Conveyance is made also subject to the balance due on a mortgage of $4500 in favor of Equitable Savings and Loan Ass'n. of Portland, Oregon, which balance the grantees assume and agree to pay. Also subject to balance due on the furnace and insulation contract, payable at the United States National Bank, Klamath Falls Branch.

To Have and to Hold the above described and granted premises unto the said

J. E. Book and Lena B. Book, husband and wife, creating estate in entirety, their heirs and assigns forever.

And James C. Reeves and Grace Reeves the grantors above named do covenant to and with the above named grantees their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances except as above, and except taxes for the fiscal year beginning July 1, 1947.

and that they will and their heirs, executors and administrators, 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 except as above.

Witness our hand s and seal s this 19th day of August, 1947.

Executed in the Presence of

James C. Reeves (Seal)

Grace Reeves (Seal)

(Seal)

(Seal)

(Seal)

(Seal)