

NOV 13 11 55 AM 1969

VOLUME 9 PAGE 9529

KNOW ALL MEN BY THESE PRESENTS, That FOREST L. SPEARS and ELSIE I. SPEARS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. SPEARS and SANDRA L. SPEARS, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 56, FAIR ACRES SUBDIVISION NO. 1, excepting the North 100 feet of the East 150 feet thereof.

RESERVING, HOWEVER, to Grantors, their heirs and assigns, a right of way 39 feet in width and 313 feet in length over the present driveway and presently existing road located on the above described property and parallel with the south line thereof, said roadway being located on the southerly 39 feet of said lot, together with the right of ingress to and egress from Lot 57 of FAIR ACRES SUBDIVISION NO. 1 over and across said roadway to Homedale Road.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all future real property taxes and assessments; contracts, liens, rules and regulations for irrigation, drainage and sewage, and, reservations, restrictions, easements and rights of way of record, and those apparent on the land,

and that grantor will 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 those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 6th day of November, 1969.

Forest L. Spears  
Elsie I. Spears

STATE OF OREGON, County of Klamath ) ss. November 6, 1969.  
Personally appeared the above named FOREST L. SPEARS and ELSIE I. SPEARS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Orel H. Omer  
Notary Public for Oregon  
My commission expires 9-23-73

NOTE:—The sequence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Forest L. Spears et ux

TO

James L. Spears et ux

AFTER RECORDING RETURN TO

P. H. Buckert  
Quintessence  
City

(DON'T USE THIS SPACE) RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.

FEE \$1.50

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of November, 1969, at 11:53 o'clock A.M., and recorded in book M 69 on page 9529.

Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. D. Filne

COUNTY CLERK Title.

By J. H. D. Deputy