WARRANTY DEED

40753 VOL M70 PAGE 3529

This Warranty Deed *Made the* 9th *day of* April *A. D. 19* 70 *by*

FRIEDA QUEEN, an unmarried woman,

hereinafter called the grantor, to JAMES W. AYERS

whose postoffice address is 5439 Avalon, Klamath Falls, Oregon 97601
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $Ten and No/100 *other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Klamath *County,* ~~State of Oregon~~ Oregon viz:

The South Ninety-nine (99) feet of Tract Twenty-one (21) ALTAMONT SMALL FARMS,

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1969.*

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Gerald L. Martin — Frieda Queen L.S.

John Garza Jr. — L.S.

STATE OF Florida
COUNTY OF Okaloosa

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Frieda Queen

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9 day of April, A. D. 19 70

Jeanne E. Lopez

My Commission Expires: Mar 18, 1974

SPACE BELOW FOR RECORDERS USE

STATE OF OREGON,
County of Klamath

Filed for record at request of

James W. Ayers

on this 5th day of May A. D. 19 70

at 2:08 o'clock P. M, and duly

recorded in Vol. M-70 of Deeds

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Wm D. MILNE, County Clerk

By Wesleen K. Horsman Deputy

Fee $1.50

MAY 5 2 09 PM 1970

Deed prepared by Frieda Queen

MAY 5 3 05 PM 1970

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Executed in th

STATE OF OREGON
COUNTY OF MULTNOMAH

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FHA Field Office, Port
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the same as his free and
Secretary of Housing and
Given under my hand a

My Commission Expires:

My Commission Expires July 10, 1971

FHA FORM NO. 1865 Rev. 2/68
HUD-Wash., D. C.