54354

40LM-11 PAGE 44

## Warranty Deed

This Indenture Mitnesseth, That JAMES H. BALLARD, SR. and SUSAN A. BALLARD, husband and wife,

herein called grantors, in consideration of TWENTY-FIVE THOUSAND AND NO/100 Dollars to \_them\_\_paid, have bargained and sold and by these presents do\_\_\_\_grant, burgain, sell and convey to

JAMES H. BALLARD, JR. and LOCKETT C. BALLARD,

herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Lot 2, Section 8, Township 35 S., R. 7 E.W.M., and Lot 31, Section 5, Township 35 S., R. 7 E.W.M.
SUBJECT TO: (1) Rights of the public in and to any portion of said premises lying within the limits of roads and highways. (2) Perpetual easement and right of way, including the terms and provisions thereof, as set forth in instrument recorded November 6, 1968, in M-68, Page 9918, given to James H. Ballard, Jr. and Lockett C. Ballard for road purposes. (3) Right of way, including the terms and provisions thereof, as set forth in instrument recorded January 21, 1969, in M-69, Page 526, given to Pacific Power & Light Company for electric transmission line.

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

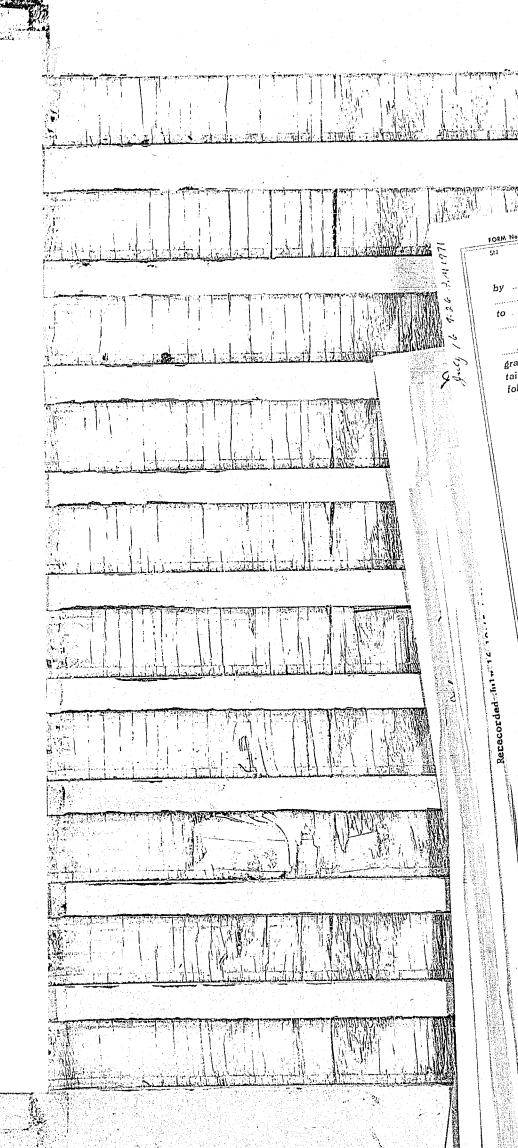
TO HAVE AND TO HOLD said premises unto grantee.s., their heirs and assigns forever. Said granters do covenant to and with said grantee.s., their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands this day of July, 1971.

The true and actual consideration for this transfer is \$25,000.00.

James H. Ballard, Sr. Susan a Baisaid



74.45	
STATE OF OREGON ss. July 1971.  County of KLAMATH ss. July 1971.  Personally appeared the above-named JAMES H. BALLARD, SR. and SUSAN A. BALLARD, husband and wife, known to me to be the identical persons described as granters in the within Deed, and known to me to be the identical persons described as granters in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.	
Before me:  NOTARY PUBLIC FOR OREGON  NOTARY PUBLIC FOR OREGON  My commission expires 12-21-74  STATE OF OREGON  ss. 19	The state of the s
Personally appeared who, being first duly sworn did say thathe the  of and that said Deed was signed in behalf of said corporation by authority of its Board of Directors; andheacknowledged said Deed to be its voluntary act and deed.	
NOTARY PUBLIC FOR OREGON  My commission expires	3
To To Tding Data:  a fitle Ins. 20. July A. D., 19. July A. D.	
STATE C County Filed for on this on this Page Page Fee _\$3	2

grant, ba tain real follows,

Rerecorded in 1 w 1 £ 1 0 .