

54351

M-11 PAGE 7444

Warranty Deed

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

herein called grantor.s., in consideration of TWENTY-FIVE THOUSAND AND NO/100
Dollars to them paid, have bargained and sold and by these presents do grant,
bargain, sell and convey to

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

herein called grantees.s., 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 trans-
mission 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 grantees.s., their
heirs and assigns forever. Said grantor.s. do covenant to and
with said grantees.s., their heirs and assigns, that they are the owner.s.
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 true and actual consideration for this transfer is \$25,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

15th day of July, 1971.

James H. Ballard, Sr.
Susan A. Ballard

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

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FORM No. 105A

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STATE OF OREGON } ss. July 15, 1971.
County of KLAMATH }

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 grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Norman J. Smith
NOTARY PUBLIC FOR OREGON
My commission expires 12-21-74

STATE OF OREGON } ss. _____, 19____.
County of KLAMATH }

Personally appeared _____ who, being first duly sworn did say that _____ he _____ the _____ of _____ and that said Deed was signed in behalf of said corporation by authority of its Board of Directors; and _____ he _____ acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, } ss.
County of Klamath }

Filed for record at request of:

Transamerica Title Ins. Co.

on this 16th day of July A. D. 1971
at 9:26 o'clock A. M. and duly
recorded in Vol. M71 of Deeds

Page 7444

WM. P. MILNE, County Clerk

By *Cynthia Campbell* Deputy.
Fee \$3.00

Return to:

Let
Transamerica Title Ins. Co.
P.O. Box 76
Chiloquin, Ore.

FORM No. 105A
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