

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES D. CHARLES and SHIRLEY L. CHARLES, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER E. KEELY and JANIS L. KEELY, 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 tene-ments, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon:

PARCEL 1

All that portion of Tract 12, ALTAMONT SMALL FARMS, according to the recorded plat thereof, more particularly described as follows:

Beginning at a point on the North line of said Tract 12 which is West a distance of 250.0 feet from the Northeast corner thereof; thence

South, parallel with the East line of said Tract, a distance of 200.0 feet to a point; thence

East parallel with the North line of said Tract, a distance of 250.0 feet to the East line of said Tract; thence

South along said East line, a distance of 130.0 feet to the Southeast corner thereof; thence

West, along the South line of said Tract a distance of 643.2 feet to the Southwest corner thereof; thence

North along the West line of said Tract, a distance of 330.0 feet to the Northwest corner thereof; thence

East along the North line of said Tract a distance of 393.2 feet more or less, to the point of beginning.

12521

PARCEL 2

All that portion of Tract 12, of ALTAMONT SMALL FARMS, according to the recorded plat thereof, more particularly described as follows:

Beginning at a point which is 10.0 feet South and 393.2 feet East of the Northwest corner of said Tract 12; thence

East parallel to the North line of said Tract 12 a distance of 150.0 feet to a point which is 10.0 feet South and 100.0 feet West of the Northeast corner of said Tract 12; thence

South parallel with the East line of said Tract, a distance of 100.0 feet to a point; thence

East parallel with the North line of said Tract a distance of 100.0 feet to the East line thereof; thence

South along said East line, a distance of 100.00 feet to a point; thence

West parallel to the North line of said Tract, a distance of 250.0 feet to a point; thence

North parallel with the East line of said Tract a distance of 200.00 feet to the point of beginning.

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 as noted of record and those apparent upon the land, if any, as of the date of this Deed, 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 \$4,200.00.

12522

In construing this Deed and where the context so requires, the singular includes the plural.

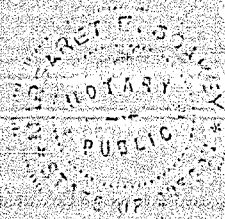
WITNESS grantor's hand this 21st day of August, 1970.

James D. Charles
JAMES D. CHARLES

Shirley L. Charles
SHIRLEY L. CHARLES

STATE OF OREGON }
County of Klamath } ss.

On the 21st day of August, 1970, personally appeared the above named JAMES D. CHARLES and SHIRLEY L. CHARLES, and acknowledged the foregoing instrument to be their voluntary act and deed.



Margaret E. Conkey
NOTARY PUBLIC for Oregon
My Commission Expires:

STATE OF OREGON,
County of Klamath
Filed for record 8/27/70

on this 27 day of October A. D. 19 72
at 4:24 o'clock P M, and duly
recorded in Vol. M 72 of DEEDS
Page 12522
By Wm D. MILNE, County Clerk
By [Signature] Deputy
Fee \$ 6.00