

MAR 23 11 12 AM 1973

WARRANTY DEED

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This Indenture Witnesseth, THAT PHILIP J. SLADICH and LAVON SLADICH, husband

and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto GORDON J. JAMES,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point 20 feet West and 22.4 feet South of a point marked by a one-inch iron pipe in the South line of the Oregon, California & Eastern Railroad right of way 16.3 feet West and 540 feet North 0°15' West of the Northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence North 66°55' West 217.5 feet parallel to said right of way; thence South 0°07' East 133.6 feet; thence North 89°55' East 200 feet; thence North 0°07' West 48 feet to the point of beginning.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations as set forth in deed recorded April 27, 1937, in Deed Volume 108 at page 655; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 7,750.00 ~~being~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hand and seal this 10th day of January, 1973.

(SEAL) Philip J. Sladich (SEAL)

(SEAL) Lavon Sladich (SEAL)

STATE OF OREGON, County of Klamath, ss. January 30, 1973
Personally appeared the above named Philip J. Sladich and Lavon Sladich, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

Notary Public for Oregon.
My commission expires 11/25/76

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 23 day of March, 1973 at 11:12 o'clock AM, and recorded in book M73 on page 3102 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Cynthia A. Burtch County Clerk—Recorder
Deputy

Fee \$2.00

Lt. Col. Gordon J. James
5355 Chidlaw Ave.
Tinker A.F.B.,
Oklahoma 73145

ca 200