

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CARRIE E. OWEN a single woman, hereinafter called the grantor, for the consideration herein-after stated, to grantor paid by FRANK JAMES and AFTON O. JAMES, husband and wife, hereinafter called the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Easterly 60 feet of the Westerly 110 feet of Lot 1, Block 2, FIRST ADDITION TO ALTAMONT ACRES.

SUBJECT TO; (1) 1969-70 real property taxes which are now a lien but not yet due and payable.

(2) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith.

(3) Regulations, liens, assessments and laws of South Suburban Sanitary District.

(4) Reservations and rights of way to construct ditches along property line as disclosed in Volume 73, Page 356, recorded September 20, 1926.

(5) Reservations of easement and right of way for irrigation ditch, including the terms and provisions thereof, set out in Deed recorded February 13, 1945, in Deed Volume 173, Page 263.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those above described 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

13155

of dollars, is \$4,735.70.

IN WITNESS WHEREOF, the grantor has executed this instrument on
the 28th day of April, 1970.

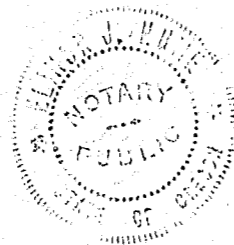
Carrie E. Owen

STATE OF OREGON)
County of Klamath) SS:

April 28th, 1970

Personally appeared Carrie E. Owen, a single woman, and acknowledged
the foregoing instrument to be her voluntary act and deed.

Edwin J. Thorne
Notary Public for Oregon
My commission expires:
11-2-71



STATE OF OREGON, {
County of Klamath {
Filed for record at request of
Frank James
on this 28 day of Sept. A.D. 1973
at 1:22 o'clock P.M. and duly
recorded in Vol. M 73 Deeds
Page 13154
Wm. D. WALNE, County Clerk
By *James Mitchell*
Fee 4.00

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Warranty Deed
Owen - James

*Return to
Frank James
3641 Altamont*