

85153

25-6420

Vol. 114 Page 433
STATE OF OREGON, CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That LURENA D. CARBAUGH 2425
SUMMERS LANE, SPACE #41 KLAMATH FALLS, OREGON 97601

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FRANCES K.
JAMES, 17159 SANTA MADRINA STREET, FOUNTAIN VALLEY CALIFORNIA, 92708

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of KLAMATH, State of Oregon, described as follows, to-wit:

TOWNSHIP 37 South, range 12 EAST OF the WILLAMETTE MERIDIAN
SECTION 2: The EAST $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and That Part of the
EAST $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ that lays South of Forest Service Road
Known as Manhattan Springs Road.

Until a change is requested, all tax statements
shall be sent to the following address:

17159 Santa Madrina Street
Fountain Valley, California 92708

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,300.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which).

In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this 4th day of January, 1974

Lurena D. Carbaugh
LURENA D. CARBAUGH

CALIFORNIA
STATE OF OREGON, County of LOS ANGELES ss. JANUARY 4th, 1974
Personally appeared the above named LURENA D. CARBAUGH

and acknowledged the foregoing instrument to be Her voluntary act and deed.

(OFFICIAL SEAL) ALBERT J. CORSE
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Mar. 31, 1974
Notary Public for Oregon 3/31/74
My commission expires 3/31/74
NOTE—The sentence between the brackets is optional. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Special
WARRANTY DEED

TO

No.

AFTER RECORDING RETURN TO
SAME AS GRANTEE ABOVE

(DON'T USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 2.00

STATE OF OREGON

County of KLAMATH ss.

I certify that the within instru-
ment was received for record on the
4th day of JANUARY, 1974,
at 11:20 o'clock A.M., and recorded
in book M 74 on page 433 or as
filing fee number 85153, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County attixed.

WM. D. M'LANE

COUNTY CLERK

Title

By Hazel D. Dugan Deputy

JAN 14 11 25 AM 1974