38-11823

2248 WARRANTY DEED (INDIVIDUAL) Vol. M76 Page 19380

ALVIN A. KETCHAM and KATHRYN ANN KETCHAM, husband and wife

, hereinafter called grantor, convey(s) to

JAMES B. DE SHON and BETTY DE SHON, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as: A tract of land situated in the SE¼ of SE¼ of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, described as follows: Beginning at a ½ inch iron pin South 0° 30" East 1,341.15 feet and South 89° 59' 30" West 660.00 feet from a ½ inch iron pipe found in a mound of rocks for East quarter corner of Section 8; thence South 0° 30' East 670.76 feet to a ½ inch iron pin; thence South 89° 58' 30" West 330.00 feet to an iron pin; thence North 0° 30' West 670.85 feet to a ½ inch iron pin; thence North 89° 59' 30" East 330.00 feet to the point of beginning. SUBJECT TO a strip 30.00 feet wide North of and parallel to South line of said parcel being reserved for right of way purposes. ALSO SUBJECT TO: Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.

'76 DEC 2 PM 3 42

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set out above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is $ 13,000.00 .*

**

Dated this 1ST day of December, 1976

Alvin A. Ketcham

Alvin A. Ketcham

Kathryn Ann Ketcham

Kathryn Ann Ketcham

STATE OF OREGON, County of Klamath) ss.

On this 1st day of December, 1976 personally appeared the above named Alvin A. Ketcham and Kathryn Ann Ketcham and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kathy R. Maddams

Notary Public for Oregon

My commission expires: 6/13/80

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

KETCHAM

TO

DE SHON

After Recording Return to:
James B. DeShon etux
Rt. 2, Box 67
Tulelake, CA
and send taxes to the above

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,)
) ss.
County of KLAMATH)

I certify that the within instrument was received for record on the 2nd day of DECEMBER, 1976 at 3;42 o'clock P M. and recorded in book M 76 on page 19380 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title

By Deputy

FEE $ 3.00