

## -WARRANTY DEED-

K-32132

JOY M. ROLPH, also known as JOY EVANS ROLPH, and TONI EVANS, also known as TONI OPAL EVANS, also known as TONI EVANS JOHNSON, Grantors, convey to JAMES D. CHARLES, Grantee, all that real property situate in the County of Klamath, State of Oregon, described as:

That portion of Tract 39B and 40A of the ENTERPRISES TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Northeasterly of the East Side Bypass as conveyed to the State of Oregon by deed recorded September 7, 1956 in Volume 286, page 399 Deed Records of Klamath County, Oregon

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; relinquishment of access rights along the East Side Bypass as conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded September 7, 1956 in Vol. 286, page 399, Deed Records of Klamath County, Oregon; 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 Forty Five Thousand and NO/100ths (\$45,000.00) DOLLARS.

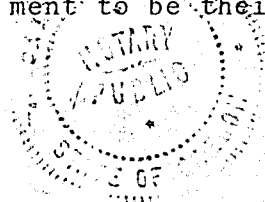
-> Return to same  
Until a change is requested, all tax statements shall be mailed to the following address: James Charles 606 So 6th K. Falls

DATED this 28th day of May, 1976.

Joy M Rolph  
Toni Evans

STATE OF OREGON )  
County of Klamath ) ss. May 28, 1976.

Personally appeared the above-named JOY M. ROLPH, also known as JOY EVANS ROLPH, and TONI EVANS, also known as TONI OPAL EVANS, also known as TONI EVANS JOHNSON, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Calvin P. Puster  
Notary Public for Oregon  
My Commission expires: 11/4/77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 16th day of August A.D., 19 79 at 4:02 o'clock P M., and duly recorded in Vol. 1979 of Deeds on Page 19598.

FEE \$3.50

WM. D. MILNE, County Clerk  
By Kenneth A. Dole Deputy