

-Warranty Deed-

LOUISE MILES, Grantor, conveys and warrants to JAMES C. DOWNS AND LEANNA J. DOWNS, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein, to-wit:

A portion of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridiana, in the County of Klamath, State of Oregon, known as Tract H, more particularly described as follows: Beginning at an iron pin on the East line of Tract No. 10 in DE WITT HOME TRACTS, which lies South 89 $^{\circ}$ 44' West a distance of 1354.6 feet and South 680.3 feet and South 89 $^{\circ}$ 22' West a distance of 30 feet and South a distance of 420 feet from the 1/4 section corner common to Section 7, Township 39 South, Range 9 East of the Willamette Meridian, and Section 12, Township 39 South, Range 8 East of the Willamette Meridian and running thence South 89 $^{\circ}$ 22' West a distance of 120 feet to an iron pin; thence South 60 feet to an iron pin; thence North 89 $^{\circ}$ 22' East a distance of 120 feet to an iron pin on the East line of the above mentioned Tract 10; thence North along the East line of Tract 10 a distance of 60 feet more or less to the point of beginning.

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$8,000, dated February 25, 1976, recorded February 26, 1976 in Book M76, page 2689 wherein Joe H. Rodgers and Gloria J. Rodgers, husband and wife, are Trustors, William Gannong, Jr. is Trustee for Klamath First Federal Savings & Loan Association as Beneficiary.

ALSO SUBJECT TO: That certain unrecorded Contract, including the terms and provisions thereof, and such other exceptions as may appear necessary upon the recording thereof, dated October 1976 wherein Joe W. Rodgers and Gloria J. Rodgers, husband and wife, are Vendees and Shirley M. Sheperd is Vendee as disclosed my Memorandum of Contract recorded October 13, 1976 in Book M76 page 16179; the Vendees interest in said contract was assigned by instrument dated February 11, 1981, recorded February 24, 1981 in Book M81 page 3251 to Edd B. Shepard.

ALSO SUBJECT TO: That certain contract, including the terms and provisions thereof dated October 6, 1978, recorded October 6, 1978 in Book M78 page 22334 wherein Shirley M. Shepard was Vendor and John L. Miles and Louise Miles, husband and wife, were Vendees; the Vendors interest in said contract was assigned by instrument dated February 11, 1981, recorded March 5, 1981 in Book M81 page 3973 to Edd B. Sheperd.

which encumbrances the Grantor agrees to pay according

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to the terms thereof and to save Grantees harmless thereon.

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens, assessments and rights of way and easements of the West Side Sanitary District; (2) reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Twenty Six Thousand Five Hundred and No/100ths (\$26,500.00) DOLLARS.

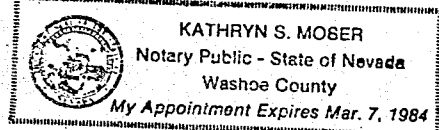
Until a change is requested, all tax statements shall be mailed to Grantee at: 3724 Orindale Road, City 97601

DATED this 7th day of ~~November~~ ^{DECEMBER}, 1982.

Louise Miles

NEVADA
STATE OF OREGON)
WASHOE) ss. ~~November~~ ^{DECEMBER} 7th, 1982.
County of Klamath)

Personally appeared the above-named LOUISE MILES and acknowledged the foregoing instrument to be her voluntary act. Before me:



Kathryn S. Moser
Notary Public for Oregon NEVADA
My Commission expires: 3-7-84

Return To: Mr. & Mrs. James C. Downs
3724 Orindale Road
Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

On 10 day of Dec. A.D. 1982 at 11:05 o'clock A M and

duly recorded in Vol. M82 of Deeds on page 17529

Fee \$8.00

By Evelyn Birkin County Clerk
Joyce McArthur

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED