

22385

-WARRANTY DEED-

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CHARLES H. YOUNG and ROSE L. YOUNG, Grantors, convey and warrant to WALTER JAMES and MARJORIE JAMES, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, free of encumbrances, except as specifically set forth herein.

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, described as follows: Beginning at the Northwest corner of the NW $\frac{1}{4}$ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; thence South along the section line a distance of 1,667.8 feet to a point; thence East a distance of 491.6 feet to a point; thence South 73°06'30" East 150 feet; thence South 16°53'30" West 80 feet to the true point of beginning; thence continuing South 16°53'30" West 70 feet; thence South 73°06'30" East 150 feet; thence North 16°53'30" East 70 feet; thence North 73°06'30" West 150 feet to the point of beginning

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, including well use agreement with Crown Zellerbach Corporation, which is disclosed by agreement recorded May 12, 1970 in M-70 at page 3748; 1976-77 taxes are now a lien but not yet payable; 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 Fourteen Thousand Five Hundred and No/100ths (\$14,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: Walter James, 13111

DATED this 20th day of October, 1976.

Charles H. Young
Rose L. Young

STATE OF OREGON)
County of Klamath ss. October 20, 1976.

Personally appeared the above-named CHARLES H. YOUNG and ROSE L. YOUNG, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Marjorie Stump
Notary Public for Oregon
My Commission expires: 1-30-78

STATE OF OREGON,)
County of Klamath)

for record at request of

on this 13 day of April A.D. 19 83
10:09 o'clock A, and duly
recorded in Vol. M83 of Deeds
page 5556

EVELYN BIEHN, County Clerk

By Ann Lewis, Deputy

on 4.00

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

Ref. Walter James
Stor 13th 1983
Chamberlain 9773