

14644

WARRANTY DEED

Vol. m90 Page 8836

KNOW ALL MEN BY THESE PRESENTS, That JOHN AND MARIE JUSTICE HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT D. JAMES

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit: BEGINNING AT A POINT IN THE NORTHEASTERLY BOUNDARY OF TRACT 48 OF HOMEDALE, FROM WHICH THE MOST // NORTHERLY CORNER OF SAID TRACT 48 BEARS NORTH 43 30' WEST 131.5 feet DISTANT, AND RUNNING THENCE SOUTH 46 30' WEST PARALLEL WITH THE NORTHWESTERLY BOUNDARY OF SAID TRACT 48, 300 FEET MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY BOUNDARY OF THE SAID TRACT 48, AND RUNNING THENCE SOUTH 43 30' EAST ALONG THE SAID SOUTHWESTERLY BOUNDARY 72.6 FEET; THENCE NORTH 43 30' EAST PARALLEL, WITH THE SAID NORTHWESTERLY BOUNDARY, XXX 300 FEET, MORE OR LESS, TO A POINT IN THE SAID NORTHEASTERLY BOUNDARY; THENCE NORTH 43 30' WEST ALONG THE SAID NORTHEASTERLY BOUNDARY 72.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING .50 OF AN ACRE.

(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 said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this day of May, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

John Justice  
Marie Justice

STATE OF OREGON, County of Klamath ss.  
April 24, 1990

STATE OF OREGON, County of ss.  
19

Personally appeared and each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

John Justice - Marie Justice  
5332 Harlan Drive  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Robert D. James  
5332 Harlan Drive  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Robert D. James  
5332 Harlan Drive  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Robert D. James  
5332 Harlan Drive  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of May, 1990, at 12:00 o'clock P.M., and recorded in book/reel/volume No. M90 on page 8836 or as fee/file/instrument/microfilm/reception No. 14644, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Catherine Muller, Deputy

Fee \$28.00