



K-42804
STATUTORY WARRANTY DEED
 (Individual or Corporation)

REBECCA INEZ SHORT

conveys and warrants to JOHN W. JAMES AND GAYLE JAMES, husband and wife, Grantor,
 the following described real property in the County of KLAMATH and State of Oregon, Grantee.

PARCEL 1: Parcel #14 PINE CONE ADDITION, described as:

Starting from the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, T. 36 S., R. 6 E.W.M.; thence S. 89°50' E., a distance of 60.05 feet; thence South 2°36'12" W. a distance of 485.33 feet; thence East a distance of 151.99 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 75 feet to an iron pin; thence North a distance of 125 feet to an iron pin; thence West, a distance of 75 feet more or less to the point of beginning.

PARCEL 2: Parcel #15 PINE CONE ADDITION, described as:

Starting from the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, T. 36 S., R. 6 E.W.M.; thence S. 89°50' E. a distance of 60.05 feet; thence South 2°36'12" W. a distance of 485.33 feet; thence East a distance of 76.99 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 75 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 75 feet more or less to the point of beginning.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 8,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 7th day of January 19 91 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Rebecca Inez Short
 REBECCA INEZ SHORT

STATE OF OREGON, County of JOSEPHINE ss.

The foregoing instrument was acknowledged before me this 7th day of JAN 19 91

by REBECCA INEZ SHORT

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____

by _____ and _____ of _____

a corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires: 3-24-92

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: & Return

Mr. & Mrs. John W. James
 925 Southside Rd.
 Grants Pass, Oregon 97527

Notary Public for Oregon

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.

on this 15th day of Jan. A.D., 19 91
 at 9:22 o'clock A.M. and duly recorded
 in Vol. M91 of Deeds Page 941

Evelyn Biehn

County Clerk

By Paulene M. Mendenhall

Deputy.

Fee, \$28.00