

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-48173
ESCROW NO: 27-23299
TAX ACCT. NO: 2309 25A 5100
MAP NO:

GRANTEE'S NAME AND ADDRESS:

NORMAN C. JAMES
P O BOX 961
SHADY COVE, OR 97539

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HERSHEIL R. DENNIS BUTLER Grantor, K-48173

conveys and warrants to:

NORMAN C. JAMES, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

LOT 6 IN BLOCK 4 JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

SUBJECT TO:

1. CONTRACTS, WATER RIGHTS, PROCEEDINGS, TAXES AND ASSESSMENTS RELATING
TO IRRIGATION, DRAINAGE, AND/OR RECLAMATION OF SAID LANDS; AND ALL
RIGHTS OF WAY FOR ROADS, DITCHES, CANALS, AND CONDUITS, IF ANY THERE
MAY BE.
2. BUILDING AND USE RESTRICTIONS FOR JACK PINE VILLAGE RECORDED MAY 23,
1969, IN VOLUME M69, PAGE 3870, DEED RECORDS OF KLAMATH COUNTY,
OREGON.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$7,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 6th day of July, 1995.

GRANTOR(S):

Hersheil R. Dennis Butler
HERSHEIL R. DENNIS BUTLER

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on July 6, 1995,
by HERSHEIL R. DENNIS BUTLER

Donna M. Young
Notary Public for Oregon

My commission expires: 7/1/97

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title
on this 12th day of July A.D., 19 95
at 3:37 o'clock P.M. and duly recorded
in Vol. M95 of Deeds Page 18098
Bernetha G. Leitch County Clerk
By Smith Deputy.

Fee, \$30.00

