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09-25-95P01-53 REV0

WARRANTY DEED

Vol. M95 Page 25859

KNOW ALL MEN BY THESE PRESENTS, That Bill W. Middlebrooks

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ruben James and Cordia James, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 9, Block 37, KLAMATH FALLS FOREST ESTATES,  
HIGHWAY 66 UNIT, PLAT NO. 2, according to the  
official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except all those of record and those apparent to the land as of the date of this deed

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2500.00

The consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of August, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

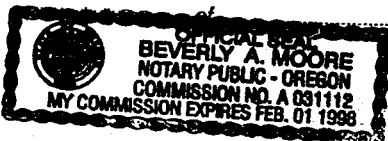
Bill W. Middlebrooks

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on August 2, 1995, by Bill Middlebrooks

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_



Beverly A. Moore  
Notary Public for Oregon  
My commission expires 2/1/98

Bill W. Middlebrooks

PO Box 95

Merrill, OR 97633

Grantor's Name and Address

Ruben and Cordia James

Rt. 2 Box 337

Bonanza, OR 97623

Grantee's Name and Address

After recording return to (Name, Address, Zip): Ruben and Cordia James

Rt. 2 Box 337

Bonanza, OR 97623

Until requested otherwise send all tax statements to (Name, Address, Zip):

Ruben and Cordia James

Rt. 2 Box 337

Bonanza, OR 97623

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of Sept. 19 95, at 1:53 o'clock P. M., and recorded in book/reel/volume No. M95 on page 25859 and/or as fee/tile/instrument/microfilm/reception No. 6625 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

By Lynette Bridges, Deputy.

FEE: \$30.00

8309/08