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09-25-95 P01:53 REV D

WARRANTY DEED

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

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rueben 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 10, 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 \$ 3000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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 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 5th day of July, 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.

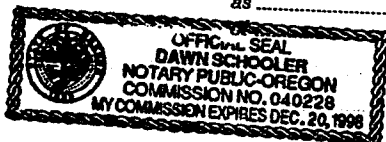
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Bill W. Middlebrooks

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 7, 1995, by Bill W. Middlebrooks

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



Dawn Scholer  
Notary Public for Oregon  
My commission expires 12/20/98

Bill W. Middlebrooks

P.O. Box 95

Merrill, OR 97633

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 USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of Sept, 1995, at 1:53 o'clock P.M., and recorded in book/reel/volume No. M95 on page 25860 and/or as fee/file/instrument/microfilm/reception No. 6626 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

Spitt, Deputy.

FEE: \$30.00