

CORDIA L. JAMES,

Grantor(s) hereby grant, bargain, sell and convey to

RUEBEN L. JAMES and CORDIA L. JAMES, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 11 IN BLOCK 37 OF 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

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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 and actual consideration for this conveyance is \$other than money

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8212 TEAL DRIVE, BONANZA, OR 97623

Dated this 5th day of Feb, 1996

Cordia L. James
CORDIA L. JAMES

NOTARY ACKNOWLEDGEMENT

STATE OF Oregonss. February 5 19 96COUNTY OF KlamathPersonally appeared the above named Cordia L. James

and acknowledged the foregoing instrument to be her volu in act.

Before me:



(seal)

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

Return to:

RUEBEN L. JAMES
8212 TEAL DRIVE
BONANZA, OR 97623

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 9th day
of Feb A.D., 19 96 at 11:25 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 3821

FEE \$30.00

By Bernetha G. Leisch
Bernetha G. Leisch, County Clerk

96 FEB -9 AM:25