



45917

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STATUTORY WARRANTY DEED

GEORGE K. CANEY, JR.

conveys and warrants to RODNEY Z. JAMES AND SHARON J. JAMES. HUSBAND AND WIFE, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

CALL OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 15 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$ 330,000.00 (Here comply with the requirements of ORS 93.030)Dated this 22 day of September 19 97George K. Caney, Jr.
GEORGE K. CANEY, JR.

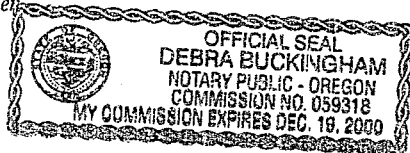
STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 26th day of September 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named GEORGE K. CANEY, JR.

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Debra Buckingham
My Commission expires 12-19-2000

Notary Public for Oregon.

Title Order No. K-51278Escrow No. K51278D

After recording return to:

RODNEY Z. JAMESP.O. BOX 716SANDY, OR 97055

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

RODNEY Z. JAMESP.O. BOX 716SANDY, OR 97055

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Titleon this 26th day of Sept. A.D. 1997at 1:59 o'clock P.M. and duly recordedin Vol. M97 of Deeds Page 31505

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.