

'99 APR 14 AM 11:18

WARRANTY DEED

Vol. M99 Page 13524

RUBEN JAMES and CORDIA JAMES, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SPENCER L. MORSER and CAROLYN M. MORSER, 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 9 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 \$ 7,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1323 MARTIN STREET, KLAMATH FALLS, OR 97601

Dated this 4~~th~~ day of 12, 1999

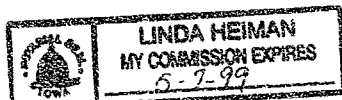
Ruben James
RUBEN JAMES

Cordia James
CORDIA JAMES

STATE OF Ore SS. April 12th 19 99
COUNTY OF Polk Alto

Personally appeared the above named Ruben James
and Cordia James

and acknowledged the foregoing instrument to be 2 voluntary act.



(seal)

Before me:

Linda Heiman
Notary Public for Iowa
My commission expires 5-7-99

ESCROW NO. MT47816-MS

Return to:
SPENCER L. MORSER
1323 MARTIN STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath

Filed for record at request of

the 14th day of April AD. 1999
at 11:18 o'clock A. M., and duly recorded
in Vol. M99 of Deeds on Page 13524

Linda Smith, County Clerk

By Kathleen Russ Deputy

Fee, \$30.00