

KNOW ALL MEN BY THESE PRESENTS, That EFFIE M. ROBISON, single,
in consideration of TEN hereinafter called the grantor,
and other valuable considerations Dollars
to grantor paid by CLARENCE E. JAMES and DOROTHY A. JAMES, husband and wife,
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by
the entirety, their heirs and assigns, that certain real property, with the tenements, hereditaments and ap-
purtenances thereunto belonging or appertaining, situated in the State of Oregon and the county therein
named below, described as follows, to-wit:

Parcel 1: Lot 10, Block 6, Taft in Lincoln County, Oregon.
Parcel 2: That portion of Section 34, T 7 S. R. 11 W. W. M., in Lincoln County, Oregon,
described as follows:

Beginning at the northwest corner of Lot 10, Block 6 of Taft; thence north along the
northerly prolongation of the west line of said Lot 10, 25 feet; thence east parallel with
the northerly line of said Lot 10 to its intersection with the northerly prolongation of the
east line of said Lot 10; thence southerly along said prolongation to the northeast corner
of said Lot 10; thence west along the north line of Lot 10 to the point of beginning.

Subject to the restriction that no building be erected nearer than: (1) Ten feet from the
north edge of the existing sidewalk which lies at the south line of said Lot 10, and
(2) nearer than six feet to the east line of the above described parcels.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants
by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and their heirs and assigns, that grantor is
lawfully seized in fee simple of the above granted premises, free from all encumbrances excepting
those created by or through grantees.

and that grantor will and grantor's heirs, executors and administrators shall warrant and forever defend
the above granted premises and every part and parcel thereof against the lawful claims and demands of
all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this 7th day of January, 1964



Effie M. Robison (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Lincoln) ss. January 7, 1964

Personally appeared the above named Effie M. Robison, single,

and acknowledged the foregoing instrument to be her voluntary act and deed.



A. Adams
Notary Public for Oregon

My commission expires 20 July 1966

PHOTOSTAT
No. 694886

WARRANTY DEED

TO
AFTER RECORDING RETURN TO
Clarence E. James
2227 Snowdrill
Los Angeles 16 Calif
1/5/64



STATE OF OREGON,
County of Lincoln) ss.

I certify that the within instru-
ment was received for record on the
7 day of Jan, 1964
at 10:20 o'clock A.M., and recorded
in book 248 on page 138
Record of Deeds of said County.

Witness my hand and seal of
County aforesaid.
Alvira M. Bryant
County Clerk - Register
Deputy