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KNOW ALL MEN BY THESE PRESENTS, That Andrew B. Zudell, Jr., and Edith L. Zudell, husband and wife, hereinafter called the grantor, in consideration of ten and no/100 (\$10.00) Dollars to grantor paid by Leonard J. Ferguson and Lucille F. Ferguson, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: a tract of land situate in the Northwest quarter of the Northeast quarter of Section 13, in Township 39, South of Range 8, E.W.M., and being more particularly described as follows:

Beginning at the North quarter corner of Section 13, T. 39S., R. 8 E. W.M., according to the Plat on file #231 in the Klamath County Surveyor's Office; thence, East along the section line 1051.69 feet to the Westerly right of way of State Highway #66; thence, S. 27 degrees 37' W. along said right of way, 838.45 feet; thence, N. 62 degrees 23' W. 80.1 feet to the true point of beginning of this description; thence, N. 62 degrees 23' W. 119.45 feet; thence, S. 24 degrees 12' W. 194.9 feet; thence S. 52 degrees 07 1/2' E. 109.68 feet; thence, N. 27 degrees 37' E. 214.2 feet to the true point of beginning of this description; said parcel containing 0.55 acres, more or less.

Also an easement 15.0 feet in width running from the above described parcel to State Highway #66 to be a part of the above described property and to run concurrently with the land forever.

(Monetary consideration for this deed is less than \$100.00).

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 the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will 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 20th day of July, 1965.

Andrew B. Zudell, Jr. (SEAL)

Edith L. Zudell (SEAL)

Andrew B. Zudell, Jr. (SEAL)

(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath.) ss. July 20, 1965.

Personally appeared the above named Andrew Zudell, Jr., single, Andrew B. Zudell, Jr., and Edith L. Zudell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

R. C. Yarden

Notary Public for Oregon
My commission expires May 16, 1967.

(OFFICIAL SEAL)

WARRANTY DEED

Andrew Zudell, Jr., et al.

TO
Leonard J. Ferguson and wife.

AFTER RECORDING RETURN TO

Leonard J. Ferguson,
RT 3 Box 210
Klamath Falls, Oregon.

No.

53

Fee \$1.50

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 22 day of July, 1965, at 4:41 o'clock P.M., and recorded in book M 65 on page 257.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By

Deputy.