KNOW ALL MEN BY THESE PRESENTS, That CHARLES D. DIXON and MARJORIE L. DIXON, formerly Marjorie L. Newnham, husband and wife, , hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT ALLEN NEWNHAM and PATRICIA NEWNHAM, husband and wife, as tenants by the entirety ., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee/and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamathand State of Oregon, described as follows, to-wit: Starting at the quarter section corner which is common to Sections 15 and 22, Township 39 S., Range 10 E. W.M. and running thence North 0 deg. 35' W. a distance of 562.8 ft. along the north-south center line of Section 15; thence North 57 deg. 46' W. a distance of 184.7 ft. to the point of beginning, which point of beginning is on the southerly right of way line of the Klamath Falls-Lakeview Highway. From said point of beginning thence North 57 deg. 46' W. a distance of 187.5 ft. along said southerly right of way line of the Klamath Falls-Lakeview Highway; thence S. 0 deg. 16' E. a distance of 216.6 ft. to a point on the northerly right of way line of the O.C. & E. Railroad; thence S. 89 deg. 55' W. a distance of 157.9 ft. along said northerly right of way line of the O.C. &E. Railroad; thence N. O deg. 16' W. a distance of 116.8 ft. to the point of beginning, said tract containing 0.6 acres. as tenants by the entirety
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawtul claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. Land Title P. O. Box 22 San Diego, Ca Escrow No. as Lessor TE OF OREGON, County of Klamath) ss. August 5, ..., 19
Personally appeared the above named Charles D. Dixon and Marjorie L. Dixon, STATE OF OREGON, County of Klamath , 19...70... corporation husband and wife, ARTICLE I and acknowledged the foregoing instrument to be Before me: Notary Public for Oregon My Commission Expires Sept. 11, 1971 (OFFICIAL STAL) ARTICLE II STATE OF OREGON. WARRANTY DEED County of Klamath I certify that the within instrument was received for record on the 24thday of September , 19 70 ARTICLE III at 10:42 o'clockA M., and recorded in book M 70 on page 8476 Record of Deeds of said County. Witness my hand and seal of mis Chas Dixon At 2 Bx 704 County affixed. ARTICLE IV Wm. D. Milne ARTICLE V

ARTICLE VI