

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM P. BICKERS and MARJORIE E. BICKERS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT M. OATES, Sr., and EMMALINE OATES, husband and wife, 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 Klamath and State of Oregon, described as follows, to-wit: The North 320 feet of Government Lot 4; also that portion of Government Lot 3 conveyed by deed recorded in Volume 140 at page 125, Deed Records of Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of said Lot 3, which point is also on the West line of the old Dalles-California Highway right-of-way; thence South along the West line of said Lot 3, 313 feet; thence due East 163 feet to a point in the West line of said highway right-of-way thence in a Northwesterly direction along the West line of said right-of-way to the point of beginning, all being in Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; Subject to: Liens for irrigation and/or drainage; easements and rights-of-way of record and those apparent on the land.

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

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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).

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

WITNESS grantor's hand this 12th day of April 1971

STATE OF OREGON, County of Klamath, ss. William P. Bickers and Marjorie E. Bickers, husband and wife, personally appeared the above named Bickers, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me, Notary Public for Oregon
My commission expires 8-22-72

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

1st Federal Savings
540 Main
City

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$2.00

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 27th day of JUNE, 1972, at 10:33 o'clock A.M., and recorded in book M 72 on page 6982. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MITCHELL

COUNTY CLERK

By [Signature] Deputy

Title.

Deputy