

77976

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WARRANTY DEED

This Indenture Witnesseth, THAT WILLIAM L. BIGGERSTAFF, 28-3977

hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents does grant, bargain, sell and convey unto

CARROLL J. ROUSH

his heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin on the North-South center section line of the said Section 5, said point being South 00° 00' 00" West a distance of 755.45 feet from the center 1/4 corner of said section 5 as marked by an iron axle; thence South 89° 30' 00" East at right angles to the said center section line 70.00 feet; thence North 00° 30' 00" East parallel to said center section line 125.00 feet; thence South 89° 30' 00" East at right angles to said center section line 246.00 feet; thence South 00° 30' 00" West parallel to said center section line 635.03 feet to the Northerly right of way line of Greensprings Drive; thence South 62° 56' 00" West along said Northerly right of way line 356.47 feet to the intersection with the said North-South center section line of said Section 5; thence North 00° 30' 00" East along said center section line 675.00 feet to the point of beginning.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$12,000.00 ^{Value}

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee his heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantee, his heirs and assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, He has hereunto set his hand and seal
this 8th day of June 1973

(SEAL)

William L. Biggerstaff

(SEAL)

CALIFORNIA

STATE OF ~~OREGON~~, County of Los Angeles) ss.

June 11th, 1973

Personally appeared the above named William Biggerstaff

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



From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

OFFICIAL SEAL
MARY L. ZAIDEMAN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

My Commission Expires January 14, 1977

Before me:

Mary L. Zaideman

Notary Public for ~~OREGON~~ California
My commission expires 1-14-1977

RETURN: CARROLL J. ROUSH
2800 West Bayshore Road
Palo Alto, California
94303

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 20 day of June, 1973, at 3:52 o'clock P.M., and recorded in book M. 73 on page 7796. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Harold Dragan* County Clerk—Recorder
Deputy

FEE \$2.00

From the Office
GANONG,
First Federal
Klamath Falls