

KNOW ALL MEN BY THESE PRESENTS, That ROSE MAE DUNCAN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILBUR O. BRICKNER, 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, State of Oregon, described as follows, to-wit:

Southwest quarter of Southeast quarter of Section 29, West half of Northeast quarter of Section 33, and a tract of land 36 feet North and South by 152 feet East and West in the Southeast corner of the SE 1/4 of said Section 33, with a potato cellar on said tract; together with right of way 16 feet wide extending from the Northwest corner of said potato cellar along the North side thereof to the North and South road along the East side of said cellar for purposes of ingress and egress to and from said cellar, all in Township 40 South, Range 12 East, Willamette Meridian.

SUBJECT TO: 1973-74 taxes; easements and rights of way of record or apparent on the land and contracts, liens, assessments, statutes and regulations for irrigation or drainage purposes.

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 \$400.00.

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

WITNESS grantor's hand this 2nd day of August, 1973.

STATE OF OREGON )  
County of Klamath ) ss  
August 2, 1973 )

*Rose Mae Duncan*  
Rose Mae Duncan  
by *Kenneth H. Duncan*  
Kenneth H. Duncan,  
her Attorney in Fact.

On this 2nd day of August, 1973, before me, Sherry L. Parnell, a Notary Public for the state of Oregon, personally appeared Kenneth H. Duncan, known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Rose Mae Duncan, and acknowledged to me that he subscribed the name of Rose Mae Duncan thereto as principal, and his own name as attorney in fact.

WILBUR O. BRICKNER  
ATTORNEY AT LAW  
MERRILL, OREGON

*Sherry L. Parnell*  
Notary Public for Oregon  
My comm. expires May 13, 1976.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
WILBUR O. BRICKNER

Filed for record at request of \_\_\_\_\_  
this 13th day of AUGUST A. D. 1973 at 9:27 o'clock A. M., and duly recorded in  
Vol. M 73 of DEEDS on Page 10658

FEE \$ 2.00

By *WM. D. MILNE, County Clerk*  
*Hazel D. Draper*