

KNOW ALL MEN BY THESE PRESENTS, That
Mary M. Biggs, husband and wife

Edward R. Biggs and

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Rodney D. Cox and
Ruth Cox, 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:

Commencing at the Southwest corner of the SE 1/4 of NE 1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, which point is on the center line of the Merrill-Malin Highway; thence South to a point on the South right of way of said Highway, which latter point is the true point of beginning; thence West along the South right of way line of said Highway 190 feet to a point; thence South at right angles 260 feet; thence East 190 feet, more or less, to the East line of Government Lot (for continuation of this description see reverse side of this Deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$ 24,000.00

However, the actual consideration consists of or includes other property or value given or promised which is not of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the day of April 11, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Mariene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

STATE OF OREGON,

County of Klamath
April 11, 1974.

Personally appeared the above named
Edward R. Biggs and Mary M. Biggs
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Mariene T. Addington
Notary Public for Oregon
My commission expires: 3-21-77

Personally appeared _____ and _____
who, being duly sworn,
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____ a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
No. 472 Mr. Rodney D. Cox
619 Mt. Pitt
Klamath Falls, OR 97601
When a change is requested, all tax statements shall be sent to the following address:
Dept. of Veterans' Affairs
1225 Ferry St., Salem, OR

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

STATE OF OREGON

County of _____ ss.

I certify that the within instrument was received for record on the day of _____, 19____.

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title Deputy

5503

6 in said Section 16; thence North 260 feet, more or less, to the true point of beginning, being a portion of Government Lots 3 and 6 in said Section 16.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. An easement for pole lines parallel to the Westerly property line created by instrument, including the terms and provisions thereof, dated August 20, 1931, recorded December 4, 1931, in Volume 96 at page 355, in favor of Pacific Power and Light Co.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.

this 2nd day of May A. D. 1974 at 3:40 o'clock P.M. and
duly recorded in Vol. M74 of Deeds on Page 5002

Wm D. MILNE, County Clerk

Fee \$4.00

By *[Signature]*