

LEONARD J. FERGUSON and LUCILLE F. FERGUSON, husband and wife,
Grantors, warrant and convey to FRED M. PATTON and JOLYNN L. PATTON,
husband and wife, Grantees, the following described real property
situate in Klamath County, Oregon, free of all encumbrances, except
as specifically set forth herein:

A tract of land situate in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13,
Township 39 S., R. 8 EWM, and being more particularly des-
cribed as follows: Beginning at the North quarter corner of
Section 13, T., 39 S., R. 8 EWM, according to the plat on
file #231 in the Klamath County Surveyor's office; thence
East along the Section line 1051.69 feet to the Westerly right
of way State Highway #66; thence S. 27°37' West along said
right of way, 838.45 feet; thence N 62°23' W 80.1 feet to the
true point of beginning of this description; thence N 62°23'
W 119.45 feet; thence S 24°12' W 194.9 feet; thence S 52°07'
E 109.68 feet; thence N 27°37' E 214.2 feet to the true point
of beginning of this description; said parcel containing 0.55
acres, more or less. ALSO an easement 15.0 feet in width
running from the above-described parcel to State Highway #66
to be a part of the above-described property and to run con-
currently with the land forever.

and covenant that grantor is the owner of the above-described real
property free of all encumbrances, except reservations, restrictions,
easements and rights of way of record and those apparent upon the
land; and will warrant and defend the same against all persons who
may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Sixteen
Thousand and No/100ths (\$16,000.00) DOLLARS.

Until a change is requested all tax statements shall be mailed to:
Fred M. Patton, Rt. 3 Box 210, Klamath Falls, Oregon 97601.

DATED this 1st day of April, 1977.

Leonard J. Ferguson
Lucille F. Ferguson

STATE OF OREGON }
County of Clatsop ss.
April 1, 1977.

Personally appeared the above-named LEONARD J. FERGUSON and
LUCILLE F. FERGUSON, husband and wife, and acknowledged the fore-
going instrument to be their voluntary act. Before me:

Laura Corley
Notary Public for Oregon
My Commission expires: _____

My Commission Expires April 12, 1977

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Ret. To:
Dean M. Baker
Rt. 3 Box 210
Klamath Falls, Or. 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 6th day of
APRIL A.D., 19 77 at 12:02 o'clock P M., and duly recorded in Vol. M77
of DEEDS on Page 5755.

FEE \$ 3.00

WM. D. MILNE, County Clrk
By *Hazel D. Dugan* Deputy