

A-29546

1-1-74

52015

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Roy Biggs and Lucille L. Biggs, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD REX BIGGS

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:

All the following described real property situate in Klamath County, Oregon:

Beginning at the Southeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, thence North 125 feet to the Depot Road; thence in a southwesterly direction along said Depot Road 100 feet, more or less, to the Northeast corner of a tract deeded to Leo King and Mildred King, recorded in vol. 196 page 95, records of Deeds of said County; thence South along the East boundary of the last mentioned tract, 93 feet, more or less, thence East 92 feet to the place of beginning.

SUBJECT TO:

Easements, restrictions and rights-of-way of record or apparent on the face of the land,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

except those as set forth above,

and that

grantor will warrant and forever defend the said 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 \$

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 17th day of July, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

x Roy Biggs
x Lucille L. Biggs

STATE OF OREGON,

County of Waco } ss.

July 17, 1978

Personally appeared the above named Roy Biggs and Lucille L. Biggs,

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

Before me:

Quincy Hodges

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Feb 6, 1979

STATE OF OREGON, County of _____) ss.

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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)

BIGGS

GRANTOR'S NAME AND ADDRESS

BIGGS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward Roy Biggs
P.O. Box 307
Malin, Oregon 97632

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of July, 1978, at 12:30 o'clock P.M., and recorded in book 1178 on page 15741 or as file/reel number 52015, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Bernard A. Holsch* Recording Officer
Deputy

Fee \$3.00