

WARRANTY DEED

BENJAMIN D. MORRISON and MARTHA D. MORRISON, husband and wife, hereinafter called grantors, convey to EARL F. OXFORD and ETHEL O. OXFORD, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

The N 1/2 of the N 1/2 of the SW 1/4 and an Easement for Roadway Purposes on the Northerly 30 feet of the S 1/2 of the N 1/2 of the SW 1/4 all in Section 18, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT TO: An Easement for Roadway Purposes on the Southerly 30 feet of the N 1/2 of the N 1/2 of the SW 1/4 of Section 18, Township 38 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon for the use and benefit of the following described property situate in Klamath County, Oregon, to-wit: SE 1/4 NE 1/4, N 1/2 SE 1/4, SE 1/4 SE 1/4, S 1/2 N 1/2 SW 1/4, all in Section 18, Township 38 South, Range 11, E.W.M.

and covenant that grantor is the owner of the above described 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 Eight Thousand and No/100ths (\$8,000.00) DOLLARS.

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

Dated this 9th day of February, 1971.

Benjamin D. Morrison
Martha D. Morrison

STATE OF OREGON)
County of Klamath) ss.
February 9, 1971.

Personally appeared the above named BENJAMIN D. MORRISON and MARTHA D. MORRISON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Bruce L. Dumas
Notary Public for Oregon
My Commission expires: 10-11-74

WM. P. BRANDSNESS
ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of August A.D. 1971 at 10:54 o'clock A M., and duly recorded in Vol. 1172 of Deeds on Page 19306.

FEE \$3.50

WM. D. MILNE, County Clerk
By *Bruce L. Dumas* Deputy