

KNOW ALL MEN BY THESE PRESENTS, That Michael Tomson and Sharon Tomson, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William F. Cox and Betty J. Cox, Husband and Wife, 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 and State of Oregon, described as follows, to-wit:

See attached legal Marked Exhibit "A"

SUBJECT TO:

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

(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 as stated above, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 22,500.00

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). (The sentence between the symbols @, if not applicable, should be deleted. See ORES 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 15th day of February, 1980; 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)

John P. O'Brien

John P. O'Brien, Witness

Michael Tomson

Sharon Tomson

Sharon Tomson

STATE OF OREGON

STATE OF OREGON, County of

County of Klamath

February

ss.

80

Personally appeared

Personally appeared the above named Michael Tomson and Sharon Tomson

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

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

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:

Before me:

(OFFICIAL

(OFFICIAL

STATE OF CALIFORNIA) COUNTY OF NEVADA) ss.

On this 15th day of February, 1980, before me, the undersigned, a Notary Public in and for said County, personally appeared John P. O'Brien known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: That he, John P. O'Brien resides at Grass Valley, California, that he was present and saw Michael Tomson and Sharon Tomson

personally known to him to be the persons described in and whose names are subscribed to the within and annexed instrument, executed the same, and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and Official Seal

Billi Allen

NOTARY PUBLIC in and for the County of Nevada, State of California



MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

80 FEB 26 PM 12 38

DESCRIPTION

3712

A parcel of land situated in the SW $\frac{1}{4}$ of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence South 89° 28' 54" East along the Southerly line of said Section 36, 254.05 feet to the Westerly line of that certain parcel described in Deed Volume M74, page 13285, being the official Klamath County Records; thence North 00° 34' 19" East along the Westerly line of said parcel described in Deed Volume M74, page 13285, 202.25 feet to the Northwest corner of that parcel described in Deed Volume M74, page 13285; thence South 89° 25' 41" East along the Northerly line of said parcel described in Deed Volume M74, page 13285, 546.69 feet to the Southwest corner of that certain parcel described in Deed Volume M77, page 17497 being the official Klamath County Records; thence North 00° 34' 19" East along the Westerly line of said parcel described in Deed Volume M77, page 17497, 295.00 feet to the Northwest corner of said parcel described in Deed Volume M77, page 17497; thence South 89° 25' 41" East along the Northerly line of said parcel described in Deed Volume M77, page 17495, 528.10 feet to the Easterly line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36; thence North 00° 19' 29" East along the Easterly line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, 823.43 feet to the Northeast corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence North 89° 34' 19" West along the Northerly line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, 1332.27 feet to the Northwest corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence South 00° 16' 06" West along the Westerly line of said Section 36, 1317.59 feet to the point of beginning.

TOGETHER WITH an easement 60 feet in width for purposes of ingress and egress more particularly described as follows:

The Northerly 60 feet of the Southerly 400 feet of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36 lying West of the Klamath Northern Railroad right of way.

An easement 60 feet in width for purposes of ingress and egress more particularly described as follows:

The Easterly 60 feet of the Southerly 400 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36.

AFTER RECORDING RETURN TO:
WILLIAM F. COX AND BETTY J. COX
P.O. Box M
Pismo Beach, CA. 93449

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

Mountain Title Co.
on this 26th day of February A.D. 19 80
at 12:38 o'clock P. M. and duly
recorded in Vol. M80 of Deeds
Page 3711

Wm D. MILNE, County Clerk

By Bernetha Helich Deputy

Fee \$7.00