

Until a change is requested, all tax statements shall be sent to
the following address: Dept of Veterans Affairs

Salem, OR

K-32583

WARRANTY DEED

Vol. 7503 Page 1

GEORGE E. BROWNING, hereinafter referred to as Grantor,
does hereby grant, bargain, sell and convey unto EDWARD R. BIGGS
and KATHLEEN M. BIGGS, husband and wife, hereinafter
referred to as Grantees, their heirs, successors and assigns, that
certain real property with the tenements, hereditaments and appur-
tenances thereunto belonging or appertaining, situated in the
County of Klamath, State of Oregon, described as follows:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 41 South,
Range 12 East of the Willamette Meridian.
EXCEPTING THEREFROM that portion lying with-
in the right of way of North Malin Road.

SUBJECT TO: (1) The assessment roll and the
tax roll disclose that the within described
premises were specially assessed as farm land.
If the land has become or becomes disqualified
for the special assessment under the statute,
an additional tax may be levied for the years
since October 5, 1968, in which the land was
subject to the special land use assessment.
Buyer herein shall be responsible for any
such additional tax levy.

(2) Acreage and use limitations under pro-
visions of United States Statutes and regu-
lations issued thereunder.

(3) Liens and assessments of Klamath Project
and Malin Irrigation District, and regula-
tions, easements, water and irrigation rights
in connection therewith.

(4) Rights of the public in and to any portion
of the herein described property lying within
the boundaries of public roads or highways.

(5) Agreement for right of way, including
the terms and provisions thereof, given by
J. R. Steele and Mildred L. Steele, and R. W.
Steele and Helen J. Steele, to The California
Oregon Power Company, a California corporation,
dated June 27, 1944, recorded July 5, 1944,
in Deed Volume 166 page 515, Records of Klamath
County, Oregon.

(6) Grant of Right of Way for transmission line,
including the terms and provisions thereof, given
by J. Walter Browning, Edith B. Browning and
George E. Browning to The California Oregon
Power Company, a California corporation, dated
August 15, 1946, recorded September 13, 1946, in
Deed Volume 195 page 362, Records of Klamath
County, Oregon.

to have and to hold the same unto Grantees, their heirs, successors
and assigns forever.

Grantor hereby covenants to and with said Grantees, their
heirs, successors and assigns, that he is lawfully seized in fee
simple of the above-granted premises, free and clear of all encum-
brances except those noted above, 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 whom-

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soever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$130,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21 day of April, 1980.

George E. Browning
George E. Browning

STATE OF OREGON)
County of Klamath) ss.

Before me this 21 day of April, 1980, personally appeared the above-named GEORGE E. BROWNING and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

[Signature]
Notary Public for Oregon
My Commission Expires: 8-5-83

Return to Mr. and Mrs. Edward R. Biggs
P.O. Box 307
Malin, OR 97632

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Titel Co.

this 22nd day of April A. D. 1980 at 10:15 clock A M., and

truly recorded in Vol. M80, of Deeds on Page 7503

Wm D. MILNE, County Clk.

By [Signature]

Fee \$7.00