

OK

84218

WARRANTY DEED

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1853

KNOW ALL MEN BY THESE PRESENTS, That MELZIA M. Bigby

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Milford L. (D.D.) JEAN A. Bigby 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:

Beginning at a point South 0°07' East 100 feet of a point 20 feet West and 22.4 feet South of a point marked by a one inch iron pipe in the South line of the Oregon California & Eastern Railway right of way 16.3 feet West and 540 feet North 0°15' West of the Northeast corner of the SW 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89°53' West 386.4 feet; thence South 28°48' East 114.1 feet; thence North 89° 53' East 331.8 feet; thence North 0°07' West 100 feet to the point of beginning situated in Klamath County, Oregon,

(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

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 \$10,000.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, 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 9 day of Feb, 1988, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Melzia M. Bigby

STATE OF OREGON,)
 County of Klamath) ss.
 February 9, 1988.

Personally appeared the above named

Melzia M. Bigby

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-8-88

STATE OF OREGON, County of _____) ss.
 _____, 19____.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Milford L. Bigby
2524 Crest
KFO 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

As Above

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of February, 1988, at 3:13 o'clock P.M., and recorded in book/reel/volume No. M88 on page 1853 or as fee/file/instrument/microfilm/reception No. 84218, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernetha J. Ketchum Deputy

Fee: \$10.00
 1 CC \$1.00