

KNOW ALL MEN BY THESE PRESENTS, That Billy R. Biggs, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael Casey, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent to the land as of the date of this deed

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 \$ 11,000.00

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, 19 91; 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.

Billy R. Biggs, Jr.

STATE OF OREGON,
County of Klamath) ss.
February 15th, 19 91.

Personally appeared the above named
Billy R. Biggs, Jr.

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

Before me, Nancy M. Munnich
Notary Public for Oregon
My commission expires: 6/8/92

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
, 19 , by

president, and by
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

Billy R. Biggs, Jr.
5700 Harlan Dr.
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Michael Casey
680 Conger
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Michael Casey
680 Conger
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Michael Casey
680 Conger
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of)
I certify that the within instrument was
received for record on the
day of , 19 ,
at o'clock M., and recorded
in book of page or as
file/reel number
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lot 8 in Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South 65 degrees 26' East 135 feet from stone monument in center of the Northerly end of Conger Avenue; thence South 57 degrees 44' East 99 feet along the East side of said Avenue; thence North 48 degrees 28' East 80 feet along North side of Avenue; thence South 48 degrees 45' East 5 feet; thence North 41 degrees 15' East 24 feet; thence Northwesterly to a point North 23 degrees 15' East 104 feet from point of beginning; thence South 23 degrees 15' West 104 feet to point of beginning.

Beginning at a point on the Northwesterly line of Lot 5, Block 104, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, as shown on the duly recorded supplemental plat thereof, in the office of the County Clerk of Klamath County, Oregon, which point is North 48 degrees 28' East 80 feet; South 48 degrees 45' East 5.0 feet and North 41 degrees 15' East 24 feet from the most Southerly corner of C.R. Leighton property conveyed to him by Deed recorded March 28, 1921 in Book 55 at page 518; thence North 41 degrees 15' East, along the Northwesterly line of said Lot 5, to the Westerly line of California Avenue; thence North along the Westerly line of said California Avenue, 16.8 feet to the most Southerly corner of N.D. Ginsbach property as conveyed to him by Deed recorded August 25, 1921 in Book 57 at page 125, Deed Records of Klamath County, Oregon; thence following the N.D. Ginsbach's Southerly lines, North 63 degrees 33' West 101.5 feet; thence North 13 degrees 33' West 40.2 feet; thence West 30 feet; thence North 6 feet; thence leaving N.D. Ginsbach property line, West to the Southeasterly line of Stanford Street; thence South 23 degrees 15' West to a point which is North 23 degrees 15' East 104 feet from the Northerly line of Conger Avenue, said point being the most Northerly corner of said C.R. Leighton property; thence Southerly to the point of beginning, being a part of Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of February A.D., 19 91 at 4:38 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 3918

FEE \$33.00

EVELYN BIEHN County Clerk
By Bernetha A. Hetch