

KNOW ALL MEN BY THESE PRESENTS, That JOHN R. COGAR, hereinafter called the grantor, for the consideration hereinafter stated to grantor paid by LOYD H. INGLIS, hereinafter called the grantee, does hereby grant bargain, sell and convey unto the grantee and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 1 and 2 in Block 6 of DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon  
3809-028DC-05300 Key No: 374945, Code No: 001

To Have and to Hold the same unto the grantee and grantees' heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except encumbrances of record or apparent on the property, and that grantor will warrant and forever defend the 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 \$4,000.00 and other valuable considerations.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27<sup>th</sup> day of August, 1996.

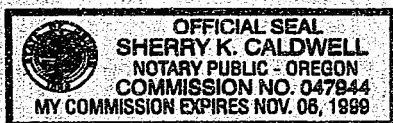
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON )

County of Lake ) ss

*[Signature]*

This instrument was acknowledged before me on August 27, 1996, by JOHN R. COGAR



*[Signature]*  
Notary Public of Oregon  
My Commission expires 11-6-99

John Cogar, Grantor  
108 South F  
Lakeview, Or 97630

Loyd H Inglis, Grantee  
4401 Tya Lane  
Placerville, Ca 95667

After recording return to: Grantee  
Until requested otherwise send all tax  
statements to: Grantee

Fee \$30.00

STATE OF OREGON )  
County of Klamath ) ss

I certify that the within instrument was received for record on the 1<sup>st</sup> day of Sept 1996, at 11:36 o'clock A M., and recorded in book/reel/volume No M96 on page 28567 and /or as fee/file/instrument/microfilm/reception No. 24793, Record of Deeds of said County.

Witness my hand and seal of County affixed

Bernetha G Letsch, County Clerk

name

title

By *[Signature]*, Deputy.