

JOHN J. DILLON and JUDITH A. DILLON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: HARLEY T. COX, SR. and KAY F. COX, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 117,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 175, Keno, OR 97627

Dated this 17th day of July, 1998.

John J. Dillon
JOHN J. DILLON

Judith A. Dillon
JUDITH A. DILLON

STATE OF OREGON

COUNTY OF KLAMATH

SS. July 17 19 98

Personally appeared the above named _____

JOHN J. DILLON & JUDITH A. DILLON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT45229-MS

Return to:

HARLEY T. COX, SR.

P.O. Box 175

Keno, OR 97627

27668

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land in Section 6, Township 40 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle on the Easterly right of way of the Keno-Worden Road, which is located 1622.59 feet North and 2906.46 feet West from the Southeast corner of Section 6; thence North 00 degrees 58' West, along said road boundary, 741.50 feet to a 5/8" iron pin; thence Northwesterly along said road boundary, 258.60 feet to a point South 31 degrees 33' East, 60.00 feet from the most Southerly corner of Recorded Survey No. 1259; thence North 58 degrees 15' East, 272.36 feet to the true point of beginning of this description; thence North 58 degrees 15' East, 206.50 feet to the High Water Mark of Klamath River; thence South 45 degrees 05' 10" East, 178.48 feet to a 5/8" iron pin; thence South 36 degrees 44" West, 203.00 feet; thence North 45 degrees 05' 10" West, 255.00 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 28th day
of July A.D., 19 98 at 3:42 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 27667.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross