

1-1-74

11140

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL JAMES BILYEU and LEE ANNE BILYEU, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WAYNE D. WOODWICK and JUNE M. WOODWICK, 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 the North quarter corner of Section 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 05' 36" West along the North line of said Section 20, 1338.59 feet to the West 1/16th corner on the North line of said Section; thence South 00° 48' 38" East, 100 feet; thence North 89° 05' 36" East, 398.59 feet to the true point of beginning; thence continuing North 89° 05' 36" East, 360.56 feet; thence South 1063.53 feet; thence South 29° 38' 20" West, 400 feet to the Northerly line of the County Road; thence along said road North 60° 21' 40" West, 85 feet to the beginning of a curve to the right; thence along said curve with a radius of 380.96 feet through a central angle of 33° 18' 50" for a distance of 221.50 feet; thence North 27° 02' 50" West, 170 feet; thence North 62° 57' 10" East, 156.50 feet; thence North 982.99 feet to the true point of beginning.

ALSO described as Lot 3 of Parcel 2 of survey filed February 19, 1970 in Volume M70, page 1342, Microfilm Records of 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 EXCEPT: Statutory powers, including power of assessment, of Klamath Irrigation District and Klamath Basin Improvement District; Terms and provisions of instrument recorded July 24, 1970, Vol. M70, page 6187, Klamath County Microfilm Records; Rights of the public in and to any portion of property lying within limits of roads and highways..... 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 \$44,000.00.

~~OR, if the grantor is a corporation, the consideration paid for this transfer, stated in terms of dollars, is \$44,000.00.~~
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 9th day of March, 1976; 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.

(If executed by a corporation, affix corporate seal)

Michael James Bilyeu

Lee Anne Bilyeu

STATE OF OREGON, } ss.
County of Klamath
March 9, 1976.

Personally appeared the above named

Michael James Bilyeu and

Lee Anne Bilyeu

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

Before me: *Paul J. McLean*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: (1981)

STATE OF OREGON, County of Klamath, 1976.
Personally appeared _____, 1976.

_____, 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: _____
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

BILYEU

GRANTOR'S NAME AND ADDRESS

WOODWICK

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings & Loan
2943 S. Sixth
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

First Federal Savings & Loan
2943 S. Sixth
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of MARCH, 1976, at 8:50 o'clock A.M., and recorded in book M 76 on page 3376 or as file/reel number 11140.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Diaz* Recording Officer
Deputy

FEE \$ 3.00

05-0-11-19-76