

21041

KNOW ALL MEN BY THESE PRESENTS, That LARRY O. WOODWICK and KAREN E. WOODWICK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VIRGINIA KATHRYN BILYEU,

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:

Lot 10, Block 1, BEL-AIR GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Regulations of Enterprise Irrigation District.
3. Building setback line 20 feet from street as shown on dedicated plat.
4. Utility easement as shown on dedicated plat.
5. Reservations as contained in plat dedication.
6. Conditions and restrictions as recorded July 10, 1963, in Vol. 346, page 441.
7. Trust Deed in favor of Commonwealth, Inc., an Oregon corporation, recorded Nov. 11, 1965, in Vol. M65, page 942, and assigned by instrument recorded Nov. 11, 1965, in Vol. M65, page 3977 to the New York Bank for Savings, which the grantee herein agrees to assume and pay according to the terms contained therein.

(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 as set forth above,

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 \$ 32,500.00

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 1st day of November, 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)

Larry O. Woodwick
Larry O. Woodwick

Karen E. Woodwick
Karen E. Woodwick

STATE OF OREGON, } ss.

County of Klamath

November 1, 1976

Personally appeared the above named Larry O. Woodwick and Karen E. Woodwick

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

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

Personally appeared _____, 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 _____

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.

Notary Public for Oregon
My commission expires:

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instrument was received for record on the 2nd day of NOVEMBER, 1976, at 9:09 o'clock A.M., and recorded in book M 76 on page 17355 or as file/reel number 21041.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
B. Hazel Driggs Deputy
FEE \$ 3.00

After recording return to:

Virginia K. Bilyeu
6407 Harvey Drive
Klamath Falls, Oregon

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

Community Funding Corp.
Box 2462 Terminal Annex
Los Angeles, Ca. 90051

SPACE RESERVED
FOR
RECORDER'S USE