

01-11037
WARRANTY DEED

MT 4638
40695

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This Indenture Witnesseth, THAT M. MAYNARD WOOD and SANDRA M. WOOD, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto BETTY K. WOOD, her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the Northerly line of 11th Street at its intersection with the line between Lots 4 and 5 of Block 58, NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the supplemental plat of said Addition; thence Northwesterly along 11th Street 30 feet; thence Northeasterly at right angles to 11th Street 130 feet; thence Southeasterly and parallel with 11th Street 45 feet; thence Southwesterly at right angles to 11th Street 130 feet to the said line of 11th Street; thence Northwesterly along said line 15 feet to the point of beginning, being the Southeasterly 30 feet of said Lot 5 and the Northwesterly 15 feet of said Lot 4, situate in NICHOLS ADDITION to the City of Klamath Falls, Oregon.

Subject to: Sewer use charges, if any, due to the City of Klamath Falls; Reservations, restrictions, easements and rights of way of record, if any.

The true and actual consideration for this transfer is \$59,000.00 ^{being}

The foregoing recitation of consideration is true as I verily believe.

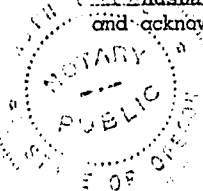
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hand and seals this 9th day of December, 1977

(SEAL) *M. Maynard Wood* (SEAL)

(SEAL) *Sandra M. Wood* (SEAL)

STATE OF OREGON, County of Klamath ss. December 20th, 1977
Personally appeared the above named M. Maynard Wood and Sandra M. Wood, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Robert Owens

Notary Public for Oregon. 5-14-80
My commission expires

After recording return to:

Until a change is requested, all tax statements shall be sent to the following name and address:
Klamath First Fed. Savings & Loan Assn.
540 Main St.,
Klamath Falls, Oregon 97601

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of DECEMBER, 1977, at 10:49 o'clock A.M., and recorded in book 77 on page 24602. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By *Bernard J. Ketch* Deputy

FEE \$ 3.00

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601