

Tenants by the Entirety A-28945

Until a change is requested, all tax statements shall be sent to the following address: 6444 DELBERT, BETHLEHEM, CALIF.

44250 44977

WARRANTY DEED

Vol. M78 Page 4343

KNOW ALL MEN BY THESE PRESENTS, That R. L. Woods and Marilyn B. Woods, husband and wife,

for the consideration hereinafter stated to the Grantor paid by Carl R. Stepp and Marjory W. Stepp, hereinafter called the Grantor

hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the county of Klamath, State of Oregon, described as follows, to-wit:

All the following described real property situate in Klamath County, Oregon; Township 39 South, Range 11 East of the Willamette Meridian. Section 17: That portion of the Southeast Quarter of the Southeast Quarter lying South and East of Harpold Road. Section 20: The North half of the Southeast Quarter; & the Southeast Quarter of the Southeast quarter, and that portion of the Northeast quarter lying South of Harpold Road.

SUBJECT TO: 1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. 2. Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. 3. Any unpaid charges or assessments of the Horsefly Irrigation District. 4. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways. 5. Reservations and restrictions in deed from State of Oregon, as follows: "Subject, however, to right of way for ditches, canals and reservoir sites for irrigation purposes, constructed or which may be constructed by authority of the United States or otherwise, which right of way is hereby expressly reserved". 6. Rights granted to the Horsefly Irrigation District by instrument recorded in Miscellaneous Volume 7, page 343, records of Klamath County, Oregon. 7. Right of way, including the terms and provisions thereof, by and between Homer M. Holt and Carol M. Holt, husband and wife, and California Oregon Power Company, dated June 22, 1950, recorded June 23, 1950 in Deed Volume 239, page 653, records of Klamath County, Oregon. 8. Right of Way Agreement, including the terms and provisions thereof, from Homer M. Holt and Carol M. Holt, husband and wife, to Pacific Gas Transmission Company, a California corporation, dated February 6, 1960, recorded March 21, 1960, in Deed Volume 319, page 590, and described in Notice of Location, dated September 21, 1961, in Deed Volume 332, page 414, records of Klamath County, Oregon. 9. Pipe Line Easement, including the terms and provisions thereof, from Homer M. Holt and Carol M. Holt, John M. Logan and Ann J. Logan and Frank Leo Ponke and Violet M. Ponke, to El Pao Natural Gas Company, a corporation, dated January 10, 1961, recorded January 20, 1961 in Deed Volume 326, page 617, records of Klamath County, Oregon.

TO HAVE and TO HOLD the above described and granted premises unto the said Grantees, as tenants by the entirety, their heirs and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, excepting the lien of the real property taxes for the fiscal year 1977-78 which are due and payable and which are to be prorated as between GRANTOR and GRANTEE herein as of February 20, 1978; and excepting the balance of \$29,019.79 with interest from March 1, 1978, due under that certain mortgage recorded 3-11-75 in Volume M75, page 2812, Klamath County Mortgage Records, which GRANTEE herein assumes & agrees and that Grantor will warrant and forever defend the above granted premises and every part to 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 \$ other property.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS Grantor's hand this 28th day of FEBRUARY, 1978

R. L. Woods
R. L. Woods

Marilyn B. Woods
Marilyn B. Woods

STATE OF OREGON, County of Josephine) ss.

February 28, 1978

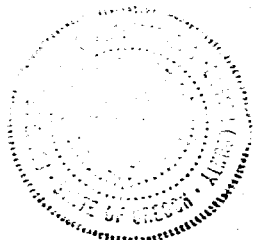
BEFORE ME PERSONALLY appeared the above named R. L. Woods and Marilyn B. Woods

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

John T. Blalock
Notary Public for Oregon

My Commission expires: 6/16/79

(SEAL)



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.this 7th day of March A. D. 1978 at 3:13 o'clock P.M., andfully recorded in Vol. M78, of Deeds on Page 4343

Wm D. MILNE, County Clerk

By Berntha H. Felsch

Fee \$6.00

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Deed is being re-recorded to correct legal description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.this 21st day of March A. D. 1978 at 12:48 o'clock A.M., andfully recorded in Vol. M78, of Deeds on Page 5376

Wm D. MILNE, County Clerk

By Berntha H. Felsch

Fee \$6.00

Return to:
SCHULTZ, SALISBURY & CAUBLE

ATTORNEYS AT LAW

210 N. W. SIXTH STREET

P. O. BOX 378

GRANTS PASS, OREGON 97526

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