

1-1-74

60718

WARRANTY DEED

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608

KNOW ALL MEN BY THESE PRESENTS, That DALE O. WOODS and KAREN A. WOODS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAY K. CODDINGTON and SHIRLEY JEAN CODDINGTON, 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:

See legal on reverse side.

(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

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 \$14,900.00. However, the actual consideration consists of or includes other property or value given or promised which the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) part of the consideration so requires, the singular includes the plural and all grammatical

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 8th day of January, 1979; 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)

STATE OF OREGON,) ss.
County of Klamath)
January 8, 1979

Personally appeared the above named Dale O. Woods and Karen A. Woods

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of) ss.
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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

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to:

Ray K. & Shirley Jean Coddington
1343 McClellan Dr.
Klamath Falls, Or.

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Beginning at a point on the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 22, said point being North 89°36'09" West 494.59 feet from the West 1/16 corner common to said Sections 22 and 27; thence North 89°36'09" West along the said South line, 180.00 feet; thence North 05°29'19" East 228.47 feet; thence North 73°00'00" East 150.00 feet; thence South 17°00'00" East 100.00 feet; thence along the arc of a curve to the right (radius is 170.00 feet and the central angle is 28°47'47") 85.44 feet; thence along the arc of a curve to the left (radius is 230 feet and central angle is 44°09'56") 177.29 feet; thence North 32°22'09" West 92.00 feet to the point of beginning, ALSO a 15 foot strip of land measured at right angles Easterly from the following-described line: Beginning at a point on the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 22, said point being North 89°36'09" West 476.41 feet from the West 1/16 corner common to said Sections 22 and 27; thence along the arc of a curve to the left (radius point bears North 78°34'43" East 230.00 feet and central angle is 20°56'52") 84.09 feet; thence South 32°22'09" East 626.25 feet, more or less, to the Westerly right of way line of the Old Fort Road, with bearings based on solar observation.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 100.00-1,012 A, subject to certain conditions, to wit: that the same be
 9th day of January, 1979 at 8:45 A. M., or
 M79, of Deeds on Page 608
 W. D. MILNE, County Clerk
 Fee \$6.00
 Bessieha S. Letch

[illegible]

~~STATE OF OREGON,
County of _____
I certify that the within instru-
ment was received for record on the _____ day of _____, 19____,
at _____ o'clock P.M., and recorded
in book _____ of page _____
file/serial number _____
Record of Deeds of said county.
Witness my hand and seal of
County aforesaid.

Recording Officer
D. _____~~

[illegible]