

MELVIN L. STEWART and MARY LOU STEWART, husband and wife

hereinafter called grantor, convey(s) to
DALE O. WOODS and KAREN A. WOODS, husband and wife
of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND ENCUMBRANCES OF RECORD.....

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as referred to hereinabove

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 222,500.00

Dated this 8th day of February, 19 79

Melvin L. Stewart
Mary Lou Stewart

STATE OF OREGON, County of Klamath) ss.

On this 9th day of February, 19 79 personally appeared the above named Melvin L. Stewart and Mary Lou Stewart and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me
Marlene J. Addington
Notary Public for Oregon
My commission expires: 3-22-81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TA-Branch

STATE OF OREGON,)
County of) ss.

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____
Deputy _____

1979 FEB 20 PM 3 33

PARCEL 1:

A tract of land situated in Tracts 1 and 2A "Homedale" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 2A and being North 66° 39' 30" West a distance of 74.72 feet from the Northeast corner of said Tract 2A; thence North 66° 39' 30" West along the Northerly line of Tracts 2A and 1 a distance of 68.24 feet; thence South 24° 38' 57" West a distance of 94.71 feet; thence South 65° 21' 03" East a distance of 68.20 feet; thence North 24° 38' 57" East a distance of 95.71 feet to the point of beginning.

PARCEL 2:

A tract of land situated in Tract 1, "Homedale" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 1, said point being North 66° 39' 30" West a distance of 64.76 feet from the Northeast corner of said Tract 1; the said point also being North 66° 39' 30" West a distance of 142.96 feet from the Northeast corner of Tract 2A "Homedale"; thence North 66° 39' 30" West along the Northerly line of said Tract 1 a distance of 90.70 feet; thence South 38° 48' 28" West a distance of 94.97 feet; thence South 65° 21' 03" East a distance of 113.91 feet; thence North 24° 38' 57" East a distance of 94.17 feet to the point of beginning.

PARCEL 3:

A tract of land situated in Tract 1, "Homedale" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point located North 66° 39' 30" West a distance of 155.46 feet and South 38° 48' 28" West a distance of 94.97 feet from the Northeast corner of said Tract 1; thence South 38° 48' 28" West a distance of 135.79 feet; thence South 74° 37' East a distance of 119.71 feet; thence North 24° 38' 57" East a distance of 112.40 feet; thence North 65° 21' 03" West a distance of 84.92 feet to the point of beginning.

PARCEL 4:

A tract of land situated in Tracts 1 and 2A "Homedale" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

continued...

Beginning at a point located North 00° 20' East a distance of 594.00 feet and North 74° 37' West a distance of 182.59 feet from the Southeast corner of said Tract 2A; thence North 74° 37' West a distance of 69.09 feet; thence North 24° 38' 57" East a distance of 112.40 feet; thence South 65° 21' 03" East a distance of 68.20 feet; thence South 24° 38' 57" West a distance of 101.28 feet to the point of beginning.

PARCEL 5:

A tract of land situated in Tract 2A "Homedale" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point located North 00° 20' East a distance of 594.00 feet and North 74° 37' West a distance of 118.64 feet from the Southeast corner of said Tract 2A; thence North 74° 37' West a distance of 63.95 feet; thence North 24° 38' 57" East a distance of 101.28 feet; thence South 65° 21' 03" East a distance of 147.71 feet to a point on the East line of said Tract 2A, also being on the West boundary line of Homedale Road; thence South 00° 20' West along the West boundary line of Homedale Road a distance of 13.17 feet; thence North 65° 21' 03" West a distance of 90.03 feet; thence South 24° 38' 57" West a distance of 78.97 feet to the point of beginning.

PARCEL 6:

A tract of land situated in Tract 2A "Homedale" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point located North 00° 20' East a distance of 594.00 feet from the Southeast corner of said Tract 2A; thence North 74° 37' West a distance of 118.64 feet; thence North 24° 38' 57" East a distance of 78.97 feet; thence South 65° 21' 03" East a distance of 90.03 feet to a point on the East line of said Tract 2A, also being on the West boundary line of Homedale Road; thence South 00° 20' West along the West boundary line of Homedale Road a distance of 65.69 feet to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Subject to a 12 foot easement along the Northerly line of subject property as disclosed by application for Title Insurance and Survey.
4. An easement created by instrument, including the terms and provisions thereof, recorded: September 12, 1974 in Book: M-74 at Page: 12132 in favor of Pacific Power and Light Company, a corporation.
5. Trust Deed, including the terms and provisions thereof, recorded October 17, 1977 in Book: M-77 at page: 19883 in favor of Security Savings and Loan Association, a corporation which grantees herein agree and assume to pay.
6. An easement created by instrument, including the terms and provisions thereof, recorded: September 12, 1974 in Book: M-74 at page: 12132 in favor of Pacific Power and Light Company.
7. An easement created by instrument, including the terms and provisions thereof, recorded January 29, 1975 in Book: M-75 page 1283 and re-recorded January 31, 1975 in Book-M-75 page 1389 in favor of California Pacific Utilities Company.
8. Trust Deed, including the terms and provisions thereof, recorded: February 7, 1979 in Book: M-79 at Page: 2997 in favor of Security Savings and Loan Association, which grantees herein agree and assume to pay.
9. Assignment of rentals, given as additional security to the mortgage shown above as Exception No. 8, recorded: February 7, 1979 in Book: M-79 at page: 3003.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title co.this 20th day of February A. D. 1979 at 3:33 o'clock P.M., andis recorded in Vol. M79, of Deeds on Page 3887

Wm D. MILNE, County Clerk

By Bernetha J. Helick

Fee \$12.00