

62814

DALE WOODS and KAREN WOODS, husband and wife

hereinafter called grantor, convey(s) to
MELVIN L. STEWART and MARY LOU STEWART, husband and wife and W. ALAN BOWKER
and LENIS BOWKER, husband and wife*** all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 2 in Block 4, TRACT 1031, SHADOW HILLS - I, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon, EXCEPTING therefrom the Southerly 6 feet thereof.
*** each to an undivided $\frac{1}{2}$ interest.

SUBJECT TO:

1. Reservations and restrictions, including the terms and provisions
thereof, in the dedication and on the plat of Tract No. 1031, Shadow Hills
Subdivision No. 1. 2. The premises herein described are within and
subject to the statutory powers, including the power of assessment, of
Enterprise Irrigation District. 3. Restrictions, but omitting restrictions
if any, based on race, color, religion or national origin, as shown on the
recorded plat of Shadow Hills No. 1. 4. Utility easements as delineated
on the recorded plat along the rear 8 feet of subject property. 5. Easement
created by instrument, including the terms and provisions thereof, recorded
December 21, 1962 in Volume 342, page 155, in favor of Pacific Power and
Light Co. 6. Trust Deed, including the terms and provisions thereof,
recorded July 12, 1977 in Book: M77 at page 12266 in favor of First Federal
Savings and Loan Association of Klamath Falls, Oregon, which grantees herein
agree and assume to pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
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 \$ 106,900.00.

Dated this 8th day of February, 19 79.

Dale Woods
Karen Woods

STATE OF OREGON, County of Klamath) ss.

On this 9th day of February, 19 79 personally appeared the above named
Dale Woods and Karen Woods and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Marlene T. 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 Klamath) ss.

I certify that the within instrument was received for record
on the 20th day of February, 19 79,
at 3:35 o'clock PM and recorded in book M79
on page 3891 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernice A. Hirsch Deputy

Fee \$3.00

79 FEB 20 PM 3 35