

1-1-74

63727

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WARREN W. WOODARD and ARDYCE R. WOODARD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID WARREN WOODARD, 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:

A parcel of land situated in the NE $\frac{1}{4}$ of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the East line of the NE $\frac{1}{4}$ from which the Northeast corner of said Section 31 bears North 00° 19' 00" West 1097.67 feet; thence South 76° 53' 58" West 108.48 feet to the center of the casing of a well; thence continuing South 76° 53' 58" West 49.22 feet to a point on the East line of that certain county road known as "Hill Road"; thence Southeasterly on the arc of a 3849.72 foot radius curve to the right (Delta = 06° 45' 50", Long Chord = South 11° 41' 26" East 454.20) 454.47 feet; thence continuing along said East line of "Hill Road" South 08° 18' 31" East 355.39 feet; thence continuing along said East line of "Hill Road" on the arc of a 3789.72 foot radius curve to the left (Delta = 01° 28' 33", Long Chord = South 09° 02' 48" East 97.61 feet) 97.62 feet to a point on the East line of said NE $\frac{1}{4}$, thence North 00° 19' 00" West on said East line 928.59 feet to the point of beginning, containing 1.46 acres, more or less.

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 \$ 1,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 9th day of MARCH, 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)

Warren W. Woodard
Ardyce R. Woodard

STATE OF OREGON,

County of Klamath ss.

MARCH 9, 1979

Personally appeared the above named

WARREN W. WOODARD
ARDYCE R. WOODARD

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

Before me:

Willie J. Smith

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 3-30-81

STATE OF OREGON, County of ss.

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Personally appeared

and

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:

GRANTEE'S NAME AND ADDRESS

After recording return to:

David Woodard
2649 Hill Road
Klamath Falls, Ore

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of March, 1979, at 9:33 o'clock A.M., and recorded in book M79 on page 5393 or as file/reel number 63727.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Mu. D. Milne

Recording Officer
By Bernice A. Smith Deputy

Fee \$3.00

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