

KNOW ALL MEN BY THESE PRESENTS, That JOE WILSON HUNT and SANDRA JOAN HUNT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CRAIG WOODS and MELANIE WOODS, 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:

All that portion of Lots 19 and 20 in Block 5 of ALTAMONT ACRES, described as follows: Beginning at the Northeast corner of said Lot 20, running thence Southerly along the Westerly line of Bisbee Street (formerly Third Street), 154.7 feet; thence Westerly at right angles to Bisbee Street 81.9 feet; thence Northerly parallel with Bisbee Street 154.7 feet to the Southerly line of Hilyard Avenue (formerly Third Avenue) thence Easterly along the Southerly line of Hilyard Avenue 81.9 feet to the point of beginning. Excepting that portion described in Deed Volume 330 page 385, Deed records of Klamath County, Oregon, as follows: A parcel of land in the NW 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East, W.M., in Altamont Acres Subdivision as it is on file in the records of Klamath County, Oregon, said parcel being more particularly described as follows: The Northerly 5 feet of the Easterly 81.9 feet of Lot 20, Block 5 of said Altamont Acres, being 0.0188 acres, more or less.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) CONTINUED ON REVERSE

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 EXCEPT AS HEREINABOVE SET FORTH.

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 \$ 26,000.00 (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 22 day of March, 19 79; 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.

Executed by a corporation,
(affix corporate seal)

Joe Wilson Hunt
Sandra Joan Hunt

STATE OF OREGON,

County of Klamath ss.March 22, 19 79

Personally appeared the above named

JOE WILSON HUNT

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

STATE OF ^{Wyoming} OREGON, County of Sherman ss.
March 26, 19 79

Personally appeared Sandra Joan Hunt

and

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

Before me:

Robert L. Dooley
Notary Public for Wyoming

My commission expires:

County of ShermanState of WyomingMy Commission expires June 5, 1982Joe Wilson & Sandra Joan Hunt

GRANTOR'S NAME AND ADDRESS

Craig & Melanie Woods

GRANTEE'S NAME AND ADDRESS

After recording return to:

Craig & Melanie Woods3004 Bisbee

NAME, ADDRESS, ZIP

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

Craig & Melanie WoodsC/O Sec Sav Loan

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

County of

I certify that the within instrument was received for record on the 26 day of March, 19 79, at 10 o'clock AM, and recorded in book 100 on page 100 or as file/reel number 100.

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Robert L. Dooley Recording Officer
Deputy

Also saving and excepting any portion thereof lying within the boundaries of any roads or highways. **6916**

SUBJECT TO:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions in deed from A.L. Wishard and Erma M. Wishard, husband and wife, to M. Edith Coseboom, recorded on page 376, of Volume 68 of Deeds, records of Klamath County, Oregon as follows: "... assigns does hereby covenant and agree to and with A.L. Wishard and Erma M. Wishard, their heirs, executors, administrators and assigns, as follows: to-wit: That she will not at any time hereafter construct upon the lands hereinbefore described any buildings of any kind or description whatsoever, at a distance of less than 20 feet from Third Avenue and Third Street, and that she will not construct or erect upon the lands hereinbefore described any dwelling or house which is of a value of less than \$2,000.00. The right is hereby reserved to enter on and construct irrigation ditches and divert irrigation water along the property lines of the land hereinbefore described.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
5. Statutory liens for labor or materials or any rights thereto, where no notice of such liens or rights appear of record.
6. Parties in possession, or claiming to be in possession, other than the vestees shown herein.

ALSO SUBJECT TO: Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Klamath County Title Co.

this 29th day of March A. D. 1979 at 11:16 clock A. M., or

truly recorded in Vol. M79, of Deeds on Page 6915

Wm D. MILNE, County Clerk

By Sernetha Heltsch

Fee \$6.00