

WARRANTY DEED

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DOUGLAS S. WOODS, Grantor conveys and warrants to CAROLYN J. WOODS, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:


Lot 7 in Block 7 of Tract No. 1003 known as THIRD ADDITION TO MOYINA, Klamath Falls, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, at page 267, in favor of California Oregon Power Company for pole and lines.
4. An easement and right of way, 10 feet wide, granted to The California Oregon Power Company, a California corporation, by an instrument, including the terms and provisions thereof, dated June 1, 1956, recorded June 8, 1956, in Deed Book 284, at page 22, for transmission of electricity (Covers additional property).
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to Moyina.
6. Mortgage, including the terms and provisions thereof, dated January 3, 1975, recorded January 6, 1975 in Book M-75, Page 150, Microfilm Records, given to secure the payment of \$24,500.00, with interest thereon and such future advances as may be provided therein, executed by Douglas S. Woods and Carolyn J. Woods, husband and wife, to the State of Oregon, represented and acting by the Director of Veterans' Affairs, which said Mortgage, Grantee agrees to assume and pay, holding Grantor harmless therefrom.

The true and actual consideration paid for this conveyance is other property or value given.

WITNESS Grantor's hand this 11 day of January, 1980.


  
DOUGLAS S. WOODS

200 JAN 13 AM 11 57

STATE OF OREGON       )  
                              ) ss.  
County of Klamath     )

Personally appeared DOUGLAS S. WOODS and acknowledged  
the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/4/80  
NOTARY PUBLIC FOR OREGON  
My Commission Expires:

Unless a change is requested  
all future tax statements shall  
be forwarded to:

Department of Veteran's Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97301

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

AFTER RECORDING RETURN TO:

Mr. and Mrs. Douglas S. Woods  
1340 Tamera Drive  
Klamath Falls, Oregon 97601

XXXXXXXX  
on this 14th day of January A.D. 19 80  
at 11:57 o'clock A M, and duly  
recorded in Vol 180 of Deeds  
Page 626  
Wm D. Miller, County Clerk  
By Bernard A. Holoch Deputy  
Fee \$7.00