

99205

WARRANTY DEED (INDIVIDUAL)

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LOWELL R. SHARP AND MARY JO SHARP, husband and wife

JOHN L. WOODRUFF AND BARBARA WOODRUFF, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

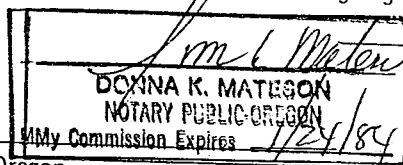
SEE ATTACHED EXHIBIT A

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except see attached exhibit A

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 \$ 15,432.00 .*Dated this 2 day of May, 1980.Lowell R. SharpMary Jo SharpSTATE OF OREGON, County of Klamath) ss.Lowell R. Sharp & Mary Jo Sharp, 1980 personally appeared the above named instrument to be their voluntary act and deed.

Before me:



Notary Public for Oregon

My commission expires:

- * 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)

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 _____

Deputy

After Recording Return to:

RFFSYL
540 MAID
R.F.O.

A tract of land situated in Government Lot 3, being the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at a point marking the Southeast corner of said Government Lot 3, said point being South 00° 05' 06" East, 1320.99 feet and South 89° 57' 09" East, 1282.21 feet from the brass cap monument marking the W $\frac{1}{4}$ corner of said Section 31; thence North 89° 57' 09" West, 560.29 feet; thence North 00° 31' 12" West, 362.00 feet; thence South 89° 57' 09" East 560.29 feet to the East line of said Government Lot 3; thence South 00° 31' 12" East, 362.00 feet to the point of beginning. TOGETHER WITH: An undivided $\frac{1}{4}$ interest in that well**

**located on A tract of land situated in Government Lot 3, being the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at a point marking the Southeast corner of said Government Lot 3, said point being South 00° 05' 06" East, 1320.99 feet and South 89° 57' 09" East, 1282.21 feet from the brass cap monument marking the W $\frac{1}{4}$ corner of said Section 31; thence North 00° 31' 12" West 362 feet to the true point of beginning; thence North 89° 57' 09" West, 560.29 feet; thence North 00° 31' 12" West 362.00 feet; thence South 89° 57' 09" East 560.29 feet to the East line of said Government Lot 3; thence South 00° 31' 12" East, 362.00 feet to the point of beginning, along with access to said well for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline, said $\frac{1}{4}$ interest to the above described well and easement shall run with the land. Also said $\frac{1}{4}$ interest shall be contingent upon the resident contributing to $\frac{1}{4}$ of the cost of repair maintaining and operating said well and it is meant herein that all subsequent purchasers shall be bound by the terms of this statement.

Subject to:

- 1) Rights of the Public in and to any portion of said premises lying within the limits of roads and highways

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
 this 5th day of May A.D. 1981 at 11:18 o'clock A., ant
 duly recorded in Vol. MB1, of Deeds on Page 7996

EVELYN BIEHN, County Clerk
 By Debra A. Janney

Fee \$7.00