

12959

WARRANTY DEED

Vol. 1182 Page 7946

\* KNOW ALL MEN BY THESE PRESENTS, That Dale O. Woods and Karen A. Woods, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Douglas Coddington

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:

see attached legal description

(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 except those of record and apparent to the land.

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 \$13,900.00. 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 ①, 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 7th day of June, 1982; 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)

Dale O. Woods  
Dale O. Woods

Karen A. Woods  
Karen A. Woods

STATE OF OREGON,

County of Klamath

June 7, 1982

Personally appeared the above named Dale O. Woods and Karen A. Woods, husband and wife

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

(OFFICIAL SEAL)

Susan Kay Way

Notary Public for Oregon

My commission expires: 6/4/95

STATE OF OREGON, County of ss.

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

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Douglas Coddington

335 1st St. N.E.  
K. Falls

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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/reel/volume No. on page. or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

LEGAL  
DESCRIPTION

7947

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 27, and the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 22, all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West 1/16 corner common to said Section 22 and 27; thence North 00° 29' 45" East 80.00 feet; thence North 89° 30' 15" West 195.59 feet; thence North 39° 31' 00" West 62.26 feet to the true point of beginning of this description; thence North 17° 00' 00" West 280.19 feet; thence South 73° 00' 00" West 160.00 feet; thence South 17° 00' 00" East 160.00 feet; thence along the arc of a curve to the right (radius is 230.00 feet and central angle is 28° 47' 47") 115.60 feet; thence along the arc of a curve to the left (radius is 170.00 feet and central angle is 16° 51' 06") 50.00 feet; thence North 62° 43' 34" East 209.11 feet to the true point of beginning, ALSO beginning at the West 1/16 corner common to said Sections 22 and 27; thence North 00° 29' 45" East 80.00 feet; thence North 89° 30' 15" West 195.59 feet; thence North 39° 31' 00" West 62.26 feet; thence North 17° 00' 00" West 280.19 feet; thence South 73° 00' 00" West 160.00 feet to the true point of beginning of this description, being a 15 foot strip of land measured at right angles Westerly from the following described line: thence South 17° 00' 00" East 160.00 feet; thence along the arc of a curve to the right (radius is 230.00 feet and central angle is 28° 47' 47") 115.60 feet; thence along the arc of a curve to the left (radius is 170.00 feet and central angle is 44° 09' 56") 131.04 feet; thence South 32° 22' 09" East 495 feet, more or less to the Westerly right of way line of Old Fort Road, with bearing based on solar observation.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 22 day of June A. D. 19 82 at 2:27 o'clock P. M., and  
duly recorded in Vol. M 82, of Deeds on Page 7946

Fee \$8.00

EVELYN BEHN, County Clerk

By Joyce McCreary