

25077

TA-M-38-25906-8

WARRANTY DEED (INDIVIDUAL)

Vol. 463 Page 10052

DALE O. WOODS and KAREN A. WOODS, husband and wife

JOHN C. BOWDEN and FRED A. BOWDEN, husband and wife hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

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 \$ 61,000.00

Dated this 17th day of June, 1983.

Dale Woods
Karen Woods

STATE OF OREGON, County of Klamath) ss.

On this 20th day of June, 1983 personally appeared the above named
Dale O. Woods and Karen A. Woods,
instrument to be their voluntary act and deed.

Before me:

Susan C. Latzke
Notary Public for Oregon

My commission expires: 11-2-86

- 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)

TO

After Recording Return to:

TAX STATEMENTS TO:
MR. & MRS. JOHN BOWDEN
4525 Onyx Avenue
Klamath Falls, Or. 97601

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record
on the day of , 1983,
at o'clock M. and recorded in book
on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

Deputy

By

A parcel of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34 and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, also being a part of Lot 16, Block 1, of SHADOW HILLS-1 SUBDIVISION, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a one-half inch iron pin marking the Northeast corner of Lot 16, Block 1 of the Shadow Hills-1 Subdivision; thence South 23° 56' 00" West along the Westerly right of way line of Summers Lane 100.00 feet to a one-half inch iron pin which is the true point of beginning; thence continuing South 23° 56' 00" West along the Westerly right of way line of Summers Lane, 118.29 feet to a one-half inch iron pin; thence along the arc of a 20.00 foot radius curve to the right (Delta = 88° 39' 10") 30.95 feet to a point on the Northerly right of way line of Adelaide Avenue; thence along the arc of a 230.00 foot radius curve to the left and the Northerly right of way line of said Adelaide Avenue (Delta = 66° 12' 51") 24.95 feet to a one-half inch iron pin which is the Southwest corner of said Lot 16, Block 1; thence North 00° 02' 42" East along the West line of said Lot 16, Block 1, 153.36 feet to a one-half inch iron pin; thence South 66° 04' 00" East parallel with the North line of said Lot 16, Block 1, 106.49 feet to the true point of beginning.

Subject to:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Shadow Hills Subdivision No. 1.
2. Utility easements as delineated on the recorded plat of Shadow Hills No. 1 along rear lot lines 8 feet wide.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 27th day of June A.D. 19 83 at 3:51 o'clock P.M. . .

duly recorded in Vol. M83, of Deeds on a c 10052

By EV LYN BIEHN, County Clerk

Fee \$8.00