

MTC 12379

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That WINNIFRED BARRY hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by RONALD J. WOODMAN and TRUDY ANN WOODMAN, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at a point which lies West a distance of 80 feet and South 0 degrees 25' East a distance of 80 feet from the iron pin which marks the Southwest corner of Lot 5, Block 3, Second Supplementary Plat of Merrill, Oregon, and running thence: West, at right angles to the West line of Polk Street, extended Northerly a distance of 115.75 feet to a point; thence South parallel to the Westerly line of Polk Street, extended Northerly, a distance of 125 feet; thence East at right angles to the West line of Polk Street, extended Northerly, a distance of 34 feet 11 inches, more or less, to the Westerly line of that certain parcel of land as described in the Deed recorded in Book 106 at page 235 of Deed Records of Klamath County, Oregon, wherein the Trustee of the First Presbyterian Church of Merrill is the grantee; thence Northerly along the Westerly line of the parcel described in Deed Volume 106 at page 235 a distance of 30.5 feet, more or less, to the Northwest corner of the parcel described in said Volume and page; thence Easterly along the Northerly line of said portion described in said Volume and page, a distance of 80 feet 10 inches, more or less, to the Westerly line of Polk Street, extended Northerly; thence North along the Westerly line of Polk Street, extended Northerly, a distance of 94.5 feet, more or less, to the place of beginning, said tract being situate in Tract 17 of Merrill Tracts in the SW1/4 SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Subject to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Sewer and Water use charges, if any, due to the Town of Merrill.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
4. Reservations and restrictions as contained in plat dedication to wit:

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"that we do, for use as highways, grant the public an easement in and to all roads platted thereon, reserving unto ourselves the fee to the same."

5. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions and any other matters which would be disclosed by a correct survey.

6. Proof that there are no parties in possession, or claiming to be in possession, other than above vessees.

7. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation which have now gained or hereafter may gain priority over the insured mortgage, which liens do not now appear of record.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And Grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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.

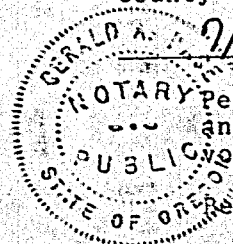
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$44,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration. In construing this deed and where the context so requires, 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 5th day of JULY, 1983.

Winnifred Barry
Winnifred Barry

STATE OF OREGON)
) ss.
County of Klamath)

9/5, 1983.



Personally appeared the above named Winnifred Barry and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Gerald A. Pacl
NOTARY PUBLIC for Oregon
My Commission expires: 4/24/85

Grantor's name and address:

Winnifred Barry

Grantee's name and address:

Ronald & Trudy Ann Woodman

After recording return to:

~~Ronald & Trudy Ann Woodman~~

KEFSL

540 MAIN

Mail tax statements to:

~~Ronald & Trudy Ann Woodman~~

KEFSL

540 MAIN

STATE OF OREGON)

) ss.

County of Klamath)

I certify that the within instrument was
 reserved received for record on the 5th day of
July, 1983, at 11:39 o'clock
 for A.M., and recorded in book/reel/volume No. M83
 recorder on page 10485 or as document/fee/file/
 instrument/microfilm No. 25334 Record of Deeds
 of said country.

use

Evelyn Biehn

County Clerk

Name

Title

By

Shirley Lewis

Deputy

Fee \$12.00