

04-12/02

27155

MTC 12764

Vol. ME3 Page 13883

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DALE O WOODS and KAREN A. WOODS, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by CECIL D. BROWN, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the 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, State of Oregon, described as follows, to-wit:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 34 and the NW 1/4 of the SW 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also being a part of Lot 16, Block 1, of Shadow Hills-1 Subdivision, more particularly described as follows:

Commencing at a 1/2" iron pin marking the Northeast corner of Lot 16, Block 1 of Shadow Hills-1 subdivision, which is the true point of beginning, thence South 23 degrees 56' 00" West along the Westerly right of way line of Summers Lane, 50.00 feet to a 1/2" iron pin; thence North 66 degrees 04' 00" West, parallel with the North Line of lot 16, Block 1 of the Shadow Hills-1 subdivision, 128.64 feet to a 1/2" iron pin on the West line of said Lot 16, Block 1, thence North 00 degrees 02' 42" East along the West line of said Lot 16, Block 1, 54.68 feet to a 1/2" iron pin at the Northwest corner of said Lot 16, Block 1; thence South 66 degrees 04' 00" East along the North line of said Lot 16, Block 1, 150.78 feet to the true point of beginning.

Subject to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions, including the terms and provisions thereof, in the dedication and on the plat of Tract No. 1031, SHADOW HILLS SUBDIVISION NO. 1, to wit:
"Said plat being subject to the following restrictions:
(1) A 40 foot power line easement as shown on the annexed plat.
(2) Easements shown on the annexed plat are 16 feet wide, being 8 feet on each side of the lot line and except as otherwise noted, are dedicated to the City of Klamath Falls for the regulation and placement of utilities.
(3) One-foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to the City of Klamath Falls and later released by resolution of the City Council when the adjoining property is approved for development in accordance with applicable ordinances.
(4) All sanitary facilities subject to the approval of the City of Klamath Falls.
(5) Responsibility for maintenance of all streets and roads dedicated by the owners to the public shall be vested in the owners, their

'83 AUG 13 PM 1 55

successors and/or assigns until such streets and roads have been improved to the then current standards of the City of Klamath Falls and maintenance thereof has been accepted by resolution of the City Council."

3. The premises herein described are within and subject to the statutory powers, including the power of assessment of Enterprise Irrigation District.

4. Restrictions but omitting restrictions, if any, based on race, color, religion, or national origin, as shown on the recorded plat of Shadow Hills No. 1.

5. Easement created by instrument, including the terms and provisions thereof, dated November 15, 1962, recorded December 21, 1962 in Volume 342, page 155, Deed Records of Klamath County, Oregon, in favor of Pacific Power & Light Company for right of way for transmission line.

6. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey. (Survey requirement waived as of this date.)

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

8. 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 lien of 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 Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with 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 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 \$64,000.00. 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.

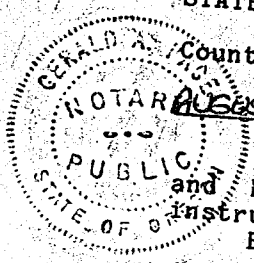
/ / /

/ / /

In Witness Whereof, the Grantors have executed this instrument this 16th day of AUGUST, 1983.

Dale O. Woods
DALE O. WOODS
Karen A. Woods
KAREN A. WOODS

STATE OF OREGON)
County of Klamath) ss.
AUGUST 16, 1983.



Personally appeared the above named Dale O. Woods and Karen A. Woods and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Gerald A. Page
NOTARY PUBLIC for Oregon
My Commission expires: 4/24/85

Grantor's name and address: Grantee's name and address:
Dale O. Woods Cecil D. Brown
Karen A. Woods

After recording return to: Mail tax statements to:
Cecil D. Brown Cecil D. Brown
KFFSL KFFSL
540 MAIN 540 MAIN

STATE OF OREGON)
County of Klamath) ss.

for
recorder's
use

I certify that the within instrument was received for record on the 18 day of August, 1983, at 1:55 o'clock P.M., and recorded in book/reel/volume No. M83 on page 13883 or as document/fee/file/ instrument/microfilm No. 27155 Record of Deeds of said county.

Evelyn Biehn, County Clerk
Name Title
By [Signature]
12.00 fee