

44681

MTC#14357-WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES P. WOODWARD and DORIS WOODWARD,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LYLE D. FICKER and LINDA FICKER, husband and wife, hereinafter called
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in the NE 1/4 SW 1/4 of Section 36, Township 35 South, Range
9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described
as follows:

Beginning at the Southwest corner of said Section 36; thence North 89° 39' East a distance
of 1345.2 feet; thence North 0° 16' West a distance of 2187.1 feet to the Northwest corner
of First Addition to Moyina Subdivision; thence North 89° 39' 30" East along the North
line of said subdivision a distance of 423.0 feet to a 1/2 inch iron pin; on the true
point of beginning of this description; thence continuing North 89° 39' 30" East a distance
of 125.00 feet to a 1/2 inch iron pin; thence North 00° 16' West a distance of 120.00 feet

to a 1/2 inch iron pin; thence South 89° 39' 30" West a distance of 125.0 feet to a 1/2
inch iron pin; thence South 00° 16' East a distance of 120.0 feet to the true point of
beginning of this description. - continued on the reverse side of this deed -


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 as
stated on the reverse side of this deed and those apparent upon the land, if any, as of
the date of this deed

and that
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 \$58,711.70
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$58,711.70~~
~~THE WHOLE OF THE ABOVE DESCRIBED PREMISES, TOGETHER WITH ALL AND SINGULAR RIGHTS AND INTERESTS THEREIN, HAVE BEEN RECEIVED BY THE GRANTOR FROM THE GRANTEE.~~

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 19 day of December, 19 84;
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

(If executed by a corporation,
affix corporate seal)

OFFICIAL SEAL
LENORE J. MILLER
NOTARY PUBLIC - CALIFORNIA
HUMBOLDT COUNTY
My commission expires OCT 25, 1985

California
STATE OF ~~OREGON~~) ss.
County of Humboldt) ss.
~~XXXXXX~~ January 2, 19 ~~85~~

California
STATE OF ~~OREGON~~, County of Humboldt) ss.
January 2, 19 85


Personally appeared the above named
JAMES P. WOODWARD and DORIS
WOODWARD

Personally appeared James P. Woodward and
Doris Woodward, 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 acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 be-
half 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 California
My commission expires:

(OFFICIAL
SEAL)
Notary Public for Oregon
My commission expires:

James P. Woodward & Doris Woodward

GRANTOR'S NAME AND ADDRESS
Lyle D. Ficker and Linda Ficker
6321 Harvey Dr.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME ADDRESS ZIP
Until a change is requested all tax statements shall be sent to the following address
SAME AS GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,

County of
I certify that the within instru-
ment was received for record on the
day of , 19 ,
at M., and recorded
in book on page or as
file/roll number .
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

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1. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
2. Subject to assessments relating to First Addition to Moyina Improvement District, and rights of way for roads, ditches, and canals, if any.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. Easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940, in Volume 128, page 267, Deed Records of Klamath County, Oregon, in favor of California Oregon Power Company.
5. Easement created by instrument, including the terms and provisions thereof, dated September 15, 1965, recorded October 8, 1965, in Volume M65, page 2454, Microfilm Records of Klamath County, Oregon, in favor of First Addition to Moyina Improvement District, an Oregon corporation.
6. Reservations, restrictions, and easements as contained in Deed recorded September 28, 1965, in Volume M65, page 2070, Microfilm Records of Klamath County, Oregon, to wit:
"(1) Rules, regulations, and assessments of South Suburban Sanitary District.
(2) Reservations contained in the dedication of First Addition to Moyina as follows: A building setback and side lines of lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with any structures or plantings being placed thereon at the risk of the owners, an easement across all lots for ingress and egress for maintenance of existing utilities, said ingress and egress to be made for the benefit of public health and welfare at a location where minimum damage will be done to existing structures or plantings and said plat being subject to restrictive covenants as filed in the Klamath County Deed Records.
(3) Agreement of lot restrictions to First Addition to Moyina executed by Swan Lake Moulding Co., C.E. McClellan, et al, dated May 3, 1960, and recorded May 3, 1960, and recorded May 6, 1960, in Volume 321, page 49, Deed Records of Klamath County, Oregon."
7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: January 27, 1977
Recorded: January 28, 1977
Volume: M77, page 1623, Microfilm Records of Klamath County, Oregon
Amount: \$35,000.00
Mortgagor: James P. Woodward and Doris Woodward, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs
8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness, with interest thereon and such future advances as may be provided therein.
Dated: November 19, 1981
Recorded: November 19, 1981
Volume: M81, page 20132, Microfilm Records of Klamath County, Oregon
Amount: \$15,755.00
Mortgagor: James P. Woodward and Doris Woodward
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgages in full.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 4th day of January A.D., 1985 at 3:58 o'clock P. M., and duly recorded in Vol M85, of Deeds on page 156.

Fee: \$ 9.00

EVELYN BIENN, COUNTY CLERK

by: Ann Smith, Deputy