

EUGENE V. WOODS and GERTRUDE I. WOODS, husband and wife, hereinafter called grantor, convey(s) to HAROLD M. GOODWIN & LOUISE GOODWIN, husband & wife, as to an undivided  $\frac{1}{2}$  interest; and H. PAUL SWANSON & ROBIN L. SWANSON, husband & wife, as to an all that real property situated in the County of Klamath, State of Oregon, described as: /undivided  $\frac{1}{2}$  interest

All that portion of the SE $\frac{1}{4}$  of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, lying Northerly of the North Bank of the Sprague River, in the County of Klamath, State of Oregon.

EXCEPTING the following described parcel: Commencing at a point where the West boundary line of the County Road intersects the North boundary line of the SE $\frac{1}{4}$  of said Section 10, which point is approximately 30 feet West of the Northeast corner of said SE $\frac{1}{4}$  of Section 10; thence West 10 rods; thence South 30 rods; thence Southeasterly a distance of 10.82 rods to the Western boundary of said County Road; thence North along the West boundary line of said County Road a distance of 34 rods to the place of beginning.

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.

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 \$ 17,200.00

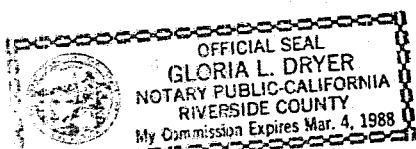
Dated this 4th day of January, 19 85.

Eugene V Woods

+ Gertrude I Woods

CALIFORNIA  
STATE OF OREGON, County of Riverside ss.

January 9th, 19 85 personally appeared the above named Eugene V. Woods and Gertrude I. Woods and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Gloria L. Dryer

Notary Public for OREGON California

My commission expires: March 4, 1988

- \* 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)

After Recording Return to: Taxes;  
Mr. & Mrs. Harold Goodwin and  
Mr. & Mrs. H. Paul Swanson  
225 Broadway-Suite 900  
San Diego, CA. 92101

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 \_\_\_\_\_ on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Deputy

## EXHIBIT "A"

Woods to Goodwin

1. The rights of the public in and to that portion of the above property lying within the limits of the road and highways.
2. Right of way, including the terms and provisions thereof,  
 Recorded : February 23, 1940 Book: 127 Page: 271  
 From : Crater Lake Lumber Company  
 To : California Oregon Power Company, a California Corp.
3. Reservations and Restrictions, including the terms and provisions thereof, contained in deed from Crater lake Lumber Company to Bly Logging Company, recorded July 30, 1943, in Volume 157 at page 197, Deed Records of Klamath County, Oregon.
4. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Sprague River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 15th day of January A.D. 19 85  
 at 3:37 o'clock P M, and duly  
 recorded in Vol. M85 of Deeds  
 Page 907

EVELYN BIEHN, County Clerk

By Ann Smith DeputyFee 9.00