

49632

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARY E. HUDSON, who acquired title as MARY E. DELAP

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHEAL D. WOODS and LINDA K. WOODS, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

# MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$ 27,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.036.)

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 6th day of June, 1985; 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 of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Lincoln

June 6, 1985

Personally appeared the above named

Mary E. Hudson, who took title as

Mary E. Delap

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires: 2-10-86

Mary E. Hudson

P.O. Box 956

Lincoln City, OR 97367

GRANTOR'S NAME AND ADDRESS

Micheal D. Woods & Linda K. Woods

948 Warden Ave

San Leandro, CA 94577

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

Mary E. Hudson, who took title as Mary E. Delap

STATE OF OREGON, County of Lincoln, 1985

Personally appeared \_\_\_\_\_, 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 that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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 Oregon  
My commission expires:

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 \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

# DESCRIPTION

8595

Beginning at a point in the South line of Roseway Drive, 14 feet East of the Northwest corner of Lot 37 of Roselawn Sub-division Block 70, Buena Vista Addition to Klamath Falls; according to the plat records, recorded in Book 7, page 2, April 12, 1927; thence South at right angles 61.5 feet to the North line of alley; thence East along said North line 50 feet; thence North at right angles 61.5 feet to a point in the South line of Roseway Drive 20 feet East of the Northwest corner of Lot 36; thence West on said South line 50 feet to the place of beginning; being the East 30 feet of Lot 37 and the West 20 feet of Lot 36, of said Roselawn Sub-division, Block 70, Buena Vista Addition; said tract facing 50 feet on the South line of Roseway Drive, and extending 61.5 feet South therefrom.

TOGETHER with the N $\frac{1}{2}$  of the vacated alley adjoining said property which was vacated by Ordinance No. 5038 Recorded December 10, 1958 in Volume 307, page 405, Deed Records of Klamath County, Oregon.

## SUBJECT TO:

1. City water use charges, if any, due to the City of Klamath Falls.
2. An easement created by instrument, including the terms and provisions thereof, Dated: April 7, 1927  
Recorded: April 18, 1927  
Volume: 75, page 399, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: Electric transmission lines

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 )  
Filed for record at request of

on this 10th day of June A.D. 19 35  
at 12:28 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
Page 3594

**EVELYN BIEHN**, County Clerk

By [Signature] Deputy  
Fees 9.00