

MHC #5314

75389

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WARRANTY DEED

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DAVID J. DAVIS and NORMA B. DAVIS, husband and wife, Grantors convey and warrant to DALE O. WOODS and KAREN A. WOODS, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 2:

All that portion of the following parcel that is Southwesterly of Klamath Irrigation District Lateral A-3-F:

That portion of the NE 1/4 NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue, which lies South 0 degrees 10' East along the Section line a distance of 1290.7 feet and North 88 degrees 39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0 degrees 10' West parallel to the Section line a distance of 306.8 feet to an iron pin; thence North 88 degrees 39' West a distance of 647.2 feet, more or less, to the West line of the NE 1/4 NE 1/4 of said Section 15; thence South 0 degrees 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue, a distance of 647.2 feet, more or less to the point of beginning.

EXCEPTING THEREFROM the West 180 feet (as measured along and at right angles to the South line) of said parcel.

RESERVING UNTO Grantors their heirs and assigns a perpetual non-exclusive easement for access purposes, said easement being in the NE 1/4 NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning on a point on the North line of Anderson Avenue, said point being 180 feet East of the intersection of the West line of the NE 1/4 NE 1/4 of said Section 15, and the North line of Anderson Avenue; thence continuing East along the North line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE 1/4 NE 1/4 a distance of 100 feet; thence West parallel to the North line of Anderson

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Avenue a distance of 110 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 80 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
6. Assessments, if any, due to the City of Klamath Falls for water use.
7. An easement created by instrument, including the terms and provisions thereof, recorded November 26, 1943, Volume 160, page 151, Records of Klamath County, Oregon in favor of Rose M. Poole, for ditches and/or pipe lines to convey water for irrigation and domestic water use for the benefit of adjoining property owners.
8. Warranty Clearance Easement, in favor of the United States of America, recorded June 12, 1964, in Volume 353, page 455, Records of Klamath County, Oregon.
9. An easement created by instrument, including the terms and provisions thereof, dated September 15, 1969, recorded September 24, 1969, in Volume M69, page 8242, Microfilm Records of Klamath County, Oregon, in favor of South Suburban Sanitary District for sewer.
10. Subject to the terms and provisions of instrument recorded July 24, 1970 in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon, as "Notice to Persons Intending to Plat Lands Within the Klamath Basin Improvement District."
11. 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: August 21, 1972, recorded August 25, 1972 in Volume M72, page 10441, Microfilm Records of Klamath County, Oregon. Mortgagor: Ronald E. Phair and Lorraine Phair, husband and wife, Mortgagee: Equitable Savings and Loan Association, an Oregon corporation, amount: \$20,000.00, which said Mortgage, Grantees do not agree to assume and pay.

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12. A perpetual non-exclusive easement for access purposes, as contained in Warranty Deed from Ronald E. Phair and Lorrayne Phair, husband and wife to David J. Davis and Norma B. Davis, husband and wife, recorded June 27, 1979 in Volume M79, page 15179, Microfilm Records of Klamath County, Oregon, and re-recorded on July 3, 1979 in Volume M79, page 15851, Microfilm Records of Klamath County, Oregon.

13. Real Estate Contract, including the terms and provisions thereof, dated July 6, 1979, recorded July 17, 1979 in Volume M79, page 16914, Microfilm Records of Klamath County, Oregon, Vendor: Ronald E. Phair and Lorrayne Phair, husband and wife, Vendee: David J. Davis and Norma B. Davis, husband and wife, which said Vendee's interest was subsequently assigned by Assignment of Contract, dated the 19th day of December, 19 80 and recorded on the 22nd day of December, 19 80, in Volume M80, page \_\_\_\_\_, said Vendee's interest being assigned to Dale O. Woods and Karen A. Woods, husband and wife.

The true and actual consideration paid for this conveyance includes other property or value given.

WITNESS Grantors' hands this 19th day of December,

19 80 .

David J. Davis  
DAVID J. DAVIS

Norma B. Davis  
NORMA B. DAVIS

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath        )

Personally appeared DAVID J. DAVIS and NORMA B. DAVIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Linda Steele  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_  
My Commission Expires July 13, 1981

Unless a change is requested  
all future tax statements shall  
be sent to:

Dale Woods

AFTER RECORDING RETURN TO:

Dale Woods  
12587 Lakeshore North  
Auburn, CA 95603

WARRANTY DEED, PAGE THREE.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day  
of July A.D. 19 87 at 9:09 o'clock A M., and duly recorded in Vol. M87  
of Deeds on Page 12621

FEE \$18.00

Evelyn Biehn, County Clerk  
By Linda Steele