78650 KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS S. WOODS Vol. MR7 Page hereinalter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY D. OATES 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 apassigns, that certain real property, with the tenements, hereunaments and appunctances increasing services pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: See "Exhibit A" legal description as it appears on the reverse of this deed. MOUNTAIN TITLE COMPANY "This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. This instruments wat not allow use of the property assertion and this instrument in violation of approache tuna use taws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses." To Have and to Wold 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 And said granter nerepy covenants to and with said grantee and grantee's heirs, successors and assigns, that granter is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT 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 \$ The frue and actual consideration paid to this transfer, stated in terms of contais, is y (), you ... () ()Homegray, xister xis 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 Whereol, the grantor has executed this instrument this 2. Th day of August if a corporate grantor, it has caused its name to be signed and saal affixed by its officers, duly authorized thereto by , ¹⁹. 87; (if executed by a corporation, effix corporate seal) Douglas S. Woods 1001 STATE OF OREGON, County of .. Klamath ... STATE OF OREGON, County of 8/27, 1957, 19 Personally appeared Personally appeared the above named Douglas S. Woods each for himself and not one for the other, did say that the former is the and acknowledged the foregoing instrupresident and that the latter is the secretary of and that the seal allixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-hall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. TOPPICIAL S Strelagforne PUD Wdary Public tor Oregon My commission expires: 8 //6/88 Notary Public for Oregon (OFFICIAL - N. DOUGLAS S. WOODS My commission expires: SEAL STATE OF OREGON, GRANTOR & NAME AND ADDRIES JEFFREY D. OATES R+ 2 Box 700 A-8 County of SS. Klamath Fulls OF-47601 I certify that the within instrument was received for record on the After recording return to GRANTEE SPACE RESERVED ,19 o'clock M., and recorded in book FOR on page or as RECORDER S USE file/reel number Record of Deeds of said county. er same a NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be suit to the following address. Witness my hand and seal of County affixed. Recording Officer NAME, ADDRESS, ZIP By . Deputy

15617

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situate in the W1/2 of the SE1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 880 feet North of the Southeast corner of the NI/2 SEI/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, thence Northerly 300 feet; thence Westerly 869 feet to the East boundary of Harpold Road; thence Southerly along the East boundary of Harpold Road 300 feet; thence Easterly 875 feet to the point of beginning.

STATE OF OREGON, ss. County of Klamath

Filed for record at request of:

| Filed tor rece | mitle Company | 10.87 |
|--------------------|---|-------------------------------------|
| MO | <u>untain Title Company</u> h day of <u>August</u> A | A.D., 19 ecorded |
| | h day of P M. a | nd duly location age <u>15616</u> . |
| 1:05 | | |
| atMe | | H. |
| in VolM Evelyn. | Bilehn, County | Deputy. |
| By | | |

\$14.00 Fee,