

OK 94649

WARRANTY DEED

Vol. M88 Page 20716

KNOW ALL MEN BY THESE PRESENTS, That Nancy Novak

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Vernon L. Woodfill and Karen K. Woodfill, husband and wife

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 DESCRIPTION ON REVERSE SIDE

Beginning at an iron pin on the Eastern edge of Homedale Road located South 8 degrees 30' West 100 feet to an iron pin on the Western corner of said lot 13, thence South 8 degrees 18' West 111.84 feet to an iron pin thence North 88 degrees 18' West 90.65 feet to an iron pin on the Eastern edge of Homedale Road, thence North 0 degrees 00' East along the Eastern edge of Homedale Road a distance of 92.19 feet, more or less, to the point of beginning.

(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 those of record, apparent on the ground and common to the area

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 \$32,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 2nd day of DECEMBER, 1988, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS 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.

Nancy Novak
NANCY NOVAK

STATE OF OREGON, County of Jackson, ss. 1988

Personally appeared the above named NANCY NOVAK, who acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires: 3/26/91

STATE OF OREGON, County of _____, ss. 19____ Personally appeared _____ and _____, 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 _____, a corporation, 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: Notary Public for Oregon, My commission expires: (If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS
Nancy Novak
446-B Catalina St.
Oakland, OR 97620
GRANTEE'S NAME AND ADDRESS
Vernon L. & Karen K. Woodfill
1849 S. Oliver Ave.
San Jose, CA 95128
After recording return to:
Klamath First Federal S & L
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same as above
NAME, ADDRESS, ZIP

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county. Witness my hand and seal of County affixed.
By _____ Deputy

20717

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 13, HOMEDALE, located in Section 11, 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 Easterly edge of Homedale Road located South 0 degrees 20' West a distance of 295.90 feet from the Northwest corner of said Lot 13; thence South 87 degrees 16' East a distance of 111.84 feet to an iron pin; thence South 8 degrees 14' West a distance of 90.82 feet to an iron pin; thence North 88 degrees 19' West a distance of 99.16 feet to an iron pin on the Easterly edge of Homedale Road; thence North 0 degrees 20' East along the Easterly edge of Homedale Road a distance of 92.29 feet, more or less, to the point of beginning.

Tax Account No. 3909 011AD 03800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of Dec. A.D. 19 88 at 3:36 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 20716

FEE \$13.00

Evelyn Biehn
By Pauline Milledare County Clerk

STATE OF OREGON
County of Klamath
I, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.
Recorded at the office of the County Clerk
Witness my hand and seal of office this 1st day of December, 1988.
County Clerk
By Pauline Milledare
Deputy

NOV 19 1988
RECORDED
INDEXED
FILED
CLERK OF COUNTY
KLAMATH, OREGON