

MTC # 5316A → MTC 22268

5711

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WARRANTY DEED

DALE O. WOODS and KAREN A. WOODS, husband and wife, Grantors convey and warrant to DAVID J. DAVIS and NORMA B. DAVIS, 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 1:

A tract of land situated in Tracts 1 and 2A "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 2A and being North 66 degrees 39' 30" West a distance of 74.72 feet from the Northeast corner of said Tract 2A; thence North 66 degrees 39' 30" West along the Northerly line of Tracts 2A and 1 a distance of 68.24 feet; thence South 24 degrees 38' 57" West a distance of 94.71 feet; thence South 65 degrees 21' 03" East a distance of 68.20 feet; thence North 24 degrees 38' 57" East a distance of 95.71 feet to the point of beginning.

PARCEL 2:

A tract of land situated in Tract 1, "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 1, said point being North 66 degrees 39' 30" West a distance of 64.76 feet from the Northeast corner of said Tract 1; the said point also being North 66 degrees 39' 30" West a distance of 142.96 feet from the Northeast corner of Tract 2A "HOMEDALE"; thence North 66 degrees 39' 30" West along the Northerly line of said Tract 1 a distance of 90.70 feet; thence South 38 degrees 48' 28" West a distance of 94.97 feet; thence South 65 degrees 21' 03" East a distance of 113.91 feet; thence North 24 degrees 38' 57" East a distance of 94.17 feet to the point of beginning.

PARCEL 3:

A tract of land situated in Tract 1, "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 66 degrees 39' 30" West a distance of 155.46 feet and South 38 degrees 48' 28" West a distance of 94.97 feet from the Northeast corner of said Tract 1; thence South 38 degrees 48' 28" West a distance of 135.79 feet;

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thence South 74 degrees 37' East a distance of 119.71 feet;
 thence North 24 degrees 38' 57" East a distance of 112.40 feet;
 thence North 65 degrees 21' 03" West a distance of 84.92 feet to
 the point of beginning.

PARCEL 4:

A tract of land situated in Tracts 1 and 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 182.59 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 69.09 feet; thence North 24 degrees 38' 57" East a distance of 112.40 feet; thence South 65 degrees 21' 03" East a distance of 68.20 feet; thence South 24 degrees 38' 57" West a distance of 101.28 feet to the point of beginning.

PARCEL 5:

A tract of land situated in Tract 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 118.64 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 63.95 feet; thence North 24 degrees 38' 57" East a distance of 101.28 feet; thence South 65 degrees 21' 03" East a distance of 147.71 feet to a point on the East line of said Tract 2A, also being on the West boundary line of Homedale Road; thence South 00 degrees 20' West along the West boundary line of Homedale Road a distance of 13.17 feet; thence North 65 degrees 21' 03" West a distance of 90.03 feet; thence South 24 degrees 38' 57" West a distance of 78.97 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Assessments, if any, due to the City of Klamath Falls for water use.
5. Subject to an easement 12 feet in width as disclosed by deed recorded April 11, 1974 in Volume M74, page 4449, Microfilm Records of Klamath County, Oregon.
6. An easement created by instrument, including the terms and provisions thereof, recorded September 12, 1974, in

Volume M74 page 12132, in favor of Pacific Power & Light Company, a corporation.

7. An easement created instrument, including the terms and provisions thereof, recorded January 29, 1975 in Volume M75, page 1283 and re-recorded January 31, 1975 in Volume M75, page 1389 in favor of California Pacific Utilities Company.

8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated: January 30, 1979, Recorded: February 7, 1979 in Volume M79, page 2997, Microfilm Records of Klamath County, Oregon, Amount: \$150,000.00. Grantor: Melvin L. Stewart and Mary Lou Stewart, husband and wife, Trustee: D. L. Hoots Beneficiary: Security Savings & Loan Association. Assignment of Rents as Additional Collateral Security, recorded February 7, 1979, in Volume M79, page 3003, Microfilm Records of Klamath County, Oregon, which said Trust Deed, Grantees do not agree to assume and pay.

The true and actual consideration paid for this conveyance is \$264,669.00.

WITNESS Grantors' hands this 19th day of John December 1980.

Dale O. Woods
DALE O. WOODS

Karen A. Woods
KAREN A. WOODS

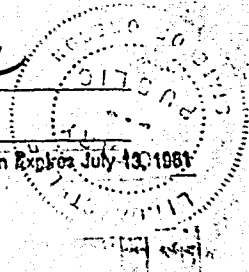
STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named DALE O. WOODS and KAREN A. WOODS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Anna Stelle

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____
STATE OF OREGON, ss. My Commission Expires July 13, 1981
County of Klamath



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

David J. & Norma B. Davis
6703 Eberlien
Klamath Falls, OR 97601
AFTER RECORDING RETURN TO:
David J. & Norma B. Davis
6703 Eberlien
Klamath Falls, OR 97601
WARRANTY DEED, PAGE THREE.

Filed for record at request of:
Mountain Title Co.
on this 28th day of Sept. A.D. 19 89
at 8:55 o'clock AM. and duly recorded
in Vol. M89 of Deeds Page 18218
Evelyn Biehn County Clerk
By Annise Mulender Deputy.
Fee, \$18.00