

10157

WARRANTY DEED

Vol. m90 Page 961

MTC #22747-P

KNOW ALL MEN BY THESE PRESENTS, That JEANNE E. O'BRIEN, who acquired title as Jeanne E. Ericks

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL E. WOODS and VELMA D. WOODS, as husband and wife and GINA RENEE WOODS, not as tenants hereinafter called in common, but with the right of survivorship, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 REVERSE SIDE OF THIS INSTRUMENT

TOGETHER WITH a Trust Deed dated October 19, 1977 and recorded on October 19, 1977 in Volume M77, page 20057, Micro-film Records of Klamath County, Oregon; which the Buyers herein agree to pay and assume.

"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."

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 and the above granted premises, free from all encumbrances except those of records and apparent to the land

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 \$ 21,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols of 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.

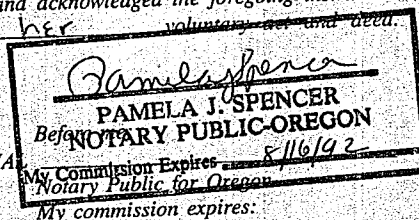
In Witness Whereof, the grantor has executed this instrument this 9th day of JANUARY, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

X Jeanne E. O'Brien
Jeanne E. O'Brien

STATE OF OREGON,)
County of Klamath) ss.

19 19 90
Personally appeared the above named
Jeanne E. O'Brien

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



(OFFICIAL
SEAL)

Before me:
PAMELA J. SPENCER
NOTARY PUBLIC-OREGON
My Commission Expires 8/16/92
Notary Public for Oregon
My commission expires:

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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Jeanne E. O'Brien
1301 Worden
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Paul E. & Velma D. Woods
P.O. Box 558
Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul E. & Velma D. Woods
P.O. Box 558
Keno, OR 97627

NAME, ADDRESS, ZIP

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

Paul E. & Velma D. Woods
P.O. Box 558
Keno, OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

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.

By _____ Recording Officer
Deputy

MTC NO: 22747-P

Lot "A" in Block 69 of NICHOLS ADDITION to the City of Klamath Falls, according to the supplemental plat of said Block 69 filed June 12, 1917, SAVING AND EXCEPTING a 10 foot strip off the South end of said Lot "A" reserved for an alley; property herein described having a frontage of 40 feet on 11th Street with a depth of 80 feet along McKinley Street. ALSO, all that portion of Lot "B" adjoining Lot "A" described as follows:

Beginning at the Westerly line of 11th Street at a point 27.85 feet distant from the intersection of said line of 11th Street with the line between Lots "A" and "B" aforesaid; thence on a direct line to the most Southerly corner of said Lot "B"; thence Northeasterly along said line between Lots "A" and "B" to the said line of 11th Street; thence Northwesterly along said line of 11th Street 27.85 feet to the point of beginning, all in Block 69 of the supplemental plat of Block 69, NICHOLS ADDITION to Klamath Falls, Oregon, as filed June 12, 1917, Klamath Falls, Oregon, all in Klamath County, Oregon.

Tax Account No: 3809 029DC 03400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Jan. A.D., 19 90 at 9:49 o'clock A.M., and duly recorded in Vol. M90,
of Deeds on Page 961.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullens