



## WARRANTY DEED

AFTER RECORDING RETURN TO:

JEFFERY T. WOOD

P.O. Box 391, Keno, OR 97627

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE ABOVE-LISTED ADDRESS.

JOHN M. GODARD and VIRGINIA M. REVIS who acquired title as VIRGINIA REEVES, hereinafter called GRANTOR(S), convey(s) to JEFFERY T. WOOD hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN...

"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." *J.T.W.*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads of highways. 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Emmitt District Improvement Company. 3) Easement recorded July 12, 1926 in Book 72 on Page 102. 4) The effect, if any, of Contract of Emmitt District Improvement Company for Water Supply Pursuant to the Warren Act recorded in Book 222 at Page 439, Deed Records of Klamath County, Oregon. 5) Easement recorded March 23, 1979 in Book M-79 on Page 6602.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$14,500.00. In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 12th day of April 1991.

*John M. Godard*  
JOHN M. GODARD

*Virginia M. Revis*  
VIRGINIA M. REVIS

STATE OF OREGON, County of Klamath)ss.

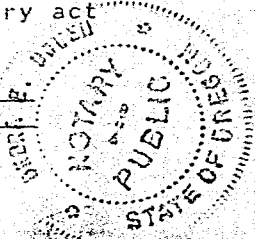
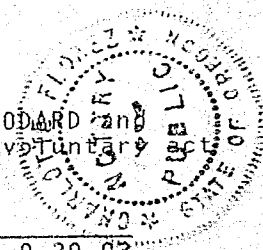
On April 15, 1991, personally appeared JOHN M. GODARD and acknowledged the foregoing instrument to be his voluntary and deed.

Before me: *Charlotte Horez*  
Notary Public for Oregon My Commission Expires: 9-20-93

STATE OF OREGON, County of Crook)ss.

On April 17, 1991, personally appeared VIRGINIA M. REVIS and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *Debra E. Bowen* Debra E. Bowen  
Notary Public for Oregon My Commission Expires: 2/5/93



91 MAY 2 PM 3 47

## EXHIBIT "A"

The SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian bears West 660.7 feet distant; thence North 1 degree 17' East 207.0 feet to the Southerly line of the Ashland-Klamath Falls Highway; thence along said line North 62 degrees 28' East 254.0 feet; thence South 27 degrees 32' East 365.85 feet; thence West 394.34 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of USBR Keno Canal.

CODE 20 MAP 3908-28DO TL 1300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day  
of May A.D., 19 91 at 3:47 o'clock P M., and duly recorded in Vol. M91,  
of Deeds on Page 8226

FEE \$33.00

Evelyn Biehn - County Clerk

By Dorlene Mielandore