

48601

Vol. 1792 Page

17537

## COVER SHEET FOR RECORDING ATTACHED DOCUMENT

MTL-5312

92 AUG 8 PM 3 00

NAMES OF TRANSACTIONS	WARRANTY DEED
NAMES OF PARTIES	DAVID J. DAVIS & NORMA B. DAVIS - GRANTORS DALE O. WOODS & KAREN A. WOODS - GRANTEEES
DOCUMENT TO BE RETURNED TO	CALLIE E. CRAIN 3510 Pine Tree Drive Klamath Falls, OR 97603
TRUE AND ACTUAL CONSIDERATION	other property
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO	Ronald Phair Tammy L. Streeter 841 N. Rengstorff Mt. View, CA 94043
FOR COUNTY CLERK LIEN RECORD	
INFORMATION REQUIRED BY ORS 205.125(c)&(e)	
(f) IF DOCUMENT IS A SATISFACTION, THE BOOK AND PAGE RECORDING THE LIEN	BOOK: PAGE:

AFTER RECORDING RETURN TO:  
 Callie E. Crain  
 3510 Pine Tree Drive  
 Klamath Falls, OR 97603

## WARRANTY DEED

\* \* \* \* \*  
 \* mtc 5312 \*

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

The East 90 feet of the West 180 feet (as measured  
 along at right angles to the South line) of the  
 following parcel:

That portion of the NE 1/4 NE 1/4 of Section 15,  
 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 Northerly right of  
 way line of Anderson Avenue, which lies South 0  
 degrees 10' East along the Section line a distance  
 of 1290.7 feet and North 38 degrees 39' West along  
 the Northerly right of way line of Anderson Avenue  
 a distance of 680.4 feet from the iron axle which  
 marks the Northeast corner of Section 15, Township  
 39 South, Range 9 East of the Willamette Meridian,  
 and running thence North 0 degrees 10' West parallel  
 to the Section line a distance of 306.8 feet to an  
 iron pin; thence North 38 degrees 39' West a  
 distance of 647.2 feet, more or less, to the West  
 line of the NE 1/4 NE 1/4 of said Section 15;  
 thence South 0 degrees 10' East a distance of  
 306.8 feet to an iron pin on the Northerly right  
 of way line of Anderson Avenue; thence South 88  
 degrees 39' East along the Northerly right of way  
 line of Anderson Avenue a distance of 647.2 feet,  
 more or less, to the point of beginning.

EXCEPTING THEREFROM any portion lying Northeasterly  
 of the Southwesterly line of the Klamath Irrigation  
 District Lateral A-3-F.

RESERVING unto Grantors, their heirs and assigns,  
 a perpetual non-exclusive easement for access  
 purposes, said easement being in the NE 1/4 NE 1/4  
 of Section 15, Township 39 South, Range 9 East of  
 the Willamette Meridian, being more particularly  
 described as follows:

Beginning at a point on the North line of Anderson  
 Avenue, said point being 190 feet East of the  
 intersection of the West line of the NE 1/4 NE 1/4  
 of said Section 15 and the North line of Anderson  
 Avenue; thence continuing East along the North

line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE 1/4 NE 1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 80 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
6. Assessments, if any, due to the City of Klamath Falls for water use.
7. An easement created by instrument, including the terms and provisions thereof, recorded November 26, 1943, Volume 160, page 151, Records of Klamath County, Oregon in favor of Rose M. Poole, for ditches and/or pipe lines to convey water for irrigation and domestic water use for the benefit of adjoining property owners.
8. Warranty Clearance Easement, in favor of the United States of America, recorded June 12, 1964, in Volume 353, page 455, Records of Klamath County, Oregon.
9. An easement created by instrument, including the terms and provisions thereof, dated September 15, 1969, recorded September 24, 1969, in Volume M69, page 8242, Microfilm Records of Klamath County, Oregon, in favor of South Suburban Sanitary District for sewer.
10. Subject to the terms and provisions of instrument recorded July 24, 1970 in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon, as "Notice to Persons Intending to Plat Lands Within the Klamath Basin Improvement District."



11. 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: July 25, 1972, Recorded July 27, 1972, in Volume M72, page 8241, Microfilm Records of Klamath County, Oregon, Mortgagor: Ronald E. Phair and Lorrayne Phair, husband and wife, Mortgagee: Equitable Savings & Loan Association, an Oregon corporation, amount: \$8,800.00, which said Trust Deed, Grantees do not agree to assume and pay.

12. A perpetual non-exclusive easement for access purposes, as contained in Warranty Deed from Ronald E. Phair and Lorrayne Phair, husband and wife to David J. Davis and Norma B. Davis, husband and wife, recorded June 27, 1979 in Volume M79, page 15179, Microfilm Records of Klamath County, Oregon, and re-recorded on July 3, 1979 in Volume M79, page 15851, Microfilm Records of Klamath County, Oregon.

13. Real Estate Contract, including the terms and provisions thereof, dated July 6, 1979, recorded July 17, 1979 in Volume M79, page 16914, Microfilm Records of Klamath County, Oregon, Vendor: Ronald E. Phair and Lorrayne Phair, husband and wife, Vendee: David J. Davis and Norma B. Davis, husband and wife, which said Vendee's interest was subsequently assigned by Assignment of Contract, dated the 19th day of December, 19 80 and recorded on the 22nd day of December, 19 80 in Volume M80, page       , said Vendee's interest being assigned to Dale O. Woods and Karen A. Woods, husband and wife.

The true and actual consideration paid for this conveyance is other property or value promised or given.

WITNESS Grantors' hands this 19th day of December, 19 80.

  
DAVID J. DAVIS

  
NORMA B. DAVIS

STATE OF OREGON )

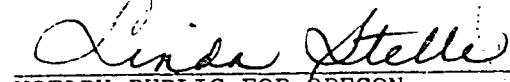
) ss.

County of Klamath )

Personally appeared the above-named DAVID J. DAVIS and NORMA B. DAVIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

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

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: July 13, 1981

AFTER RECORDING RETURN TO:

17541

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 6 day  
of Aug A.D., 19 92 at 3:00 o'clock P. M., and duly recorded in Vol. M92,  
of deeds on Page 17537.

Evelyn Biehn County Clerk

FEE 45.00

By [Signature]