

48602

Vol. 11192 Page 17542

COVER SHEET FOR RECORDING ATTACHED DOCUMENT

MTL 5312

NAMES OF TRANSACTIONS	WARRANTY DEED
NAMES OF PARTIES	DALE O. WOODS & KAREN A. WOODS, Grantors CALLIE E. CELESTE, Grantee
DOCUMENT TO BE RETURNED TO	CALLIE E. CRAIN 3510 Pine Tree Drive Klamath Falls, OR 97603
TRUE AND ACTUAL CONSIDERATION	\$23,000
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:

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17543

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

WARRANTY DEED

MTZ# 5312

DALE O. WOODS and KAREN A. WOODS, husband and wife,
Grantors convey and warrant to CALLIE E. CELESTE, Grantee,
the following described real property located in Klamath County
State of Oregon, free of all encumbrances, except as specifically
set forth herein:

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, Town-
ship 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 88 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 88 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 180 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."

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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 Lorryne 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 Lorryne 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 Lorryne 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 ____ day of _____, 19____ and recorded on the ____ day of _____, 19____ in Volume _____, page _____, said Vendee's interest being assigned to Dale O. Woods and Karen A. Woods, husband and wife, which said Contract and Assignment thereof, Grantees do not agree to assume and pay.

The true and actual consideration paid for this conveyance is \$23,000.00.

WITNESS Grantors' hands this 19 day of December, 1980.

Dale O. Woods
DALE O. WOODS

Karen A. Woods
KAREN A. WOODS

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared DALE O. WOODS and KAREN A. WOODS, 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:

Linda Helle
NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

My Commission Expires July 13, 1984

AFTER RECORDING RETURN TO:

WARRANTY DEED, PAGE THREE.

17546

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co 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 17542.

FEE 45.00

Evelyn Biehn County Clerk

By [Signature]