

61505

WARRANTY DEED

MTC 29924-KR Vol. m93 Page 10886

KNOW ALL MEN BY THESE PRESENTS, That

PHYLLIS RUTLEDGE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNON L. WOODFILL and KAREN K. WOODFILL, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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 record and those apparent upon the land, if any, as of the date of this deed

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 \$ 26,500.00

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 14th day of May, 19 93; 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.

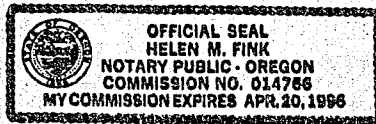
STATE OF OREGON,

County of Klamath,
May 14, 19 93.

Personally appeared the above named
PHYLLIS RUTLEDGE

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

Before me: Helen M. Fink
 Notary Public for Oregon
 My commission expires:



STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

PHYLLIS RUTLEDGE

3580 DENVER PARK

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

VERNON L. WOODFILL and KAREN K. WOODFILL

6207 HARLAN DR.

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

VERNON L. WOODFILL and KAREN K. WOODFILL

6207 HARLAN DR.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

VERNON L. WOODFILL and KAREN K. WOODFILL

6207 HARLAN DR.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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

EXHIBIT "A"

A tract of land in the N1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, in Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, and as marked on the ground by an iron pin driven therein, bears South 89 degrees 44 1/2' West along the said roadway center line 1912.25 feet to a point in the West boundary of said Section 11 and North 0 degrees 13 1/2' West 1662.5 feet to said Section corner; thence South 0 degrees 01' East 331.05 feet to a point in the Southerly boundary of said N1/2 SE1/4 NW1/4 of Section 11, thence North 89 degrees 42' East along said boundary line a distance of 108.55 feet to the West boundary of Cascade Park; thence North 0 degrees 01' West a distance of 331.0 feet more or less to an intersection with the centerline of the above mentioned roadway; thence South 89 degrees 44 1/2' West along said roadway centerline a distance of 108.55 feet to a point of beginning.

EXCEPTING THEREFROM that portion lying within Denver Avenue.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 14th day
of May A.D., 19 93 at 1:46 o'clock P M., and duly recorded in Vol. M93,
of Deeds on Page 10886.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Meilander