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07-01-93A09:08 RCVD
MTC COLL. #5315

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MTC 1276-6435

WARRANTY DEED

DALE O. WOODS and KAREN A. WOODS, husband and wife, Grantors convey and warrant to DAVID J. DAVIS and NORMA B. DAVIS, 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 6:

A tract of land situated in Tract 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 118.64 feet; thence North 24 degrees 38' 57" East a distance of 78.97 feet; thence South 65 degrees 21' 03" East a distance of 90.03 feet to a point on the East line of said Tract 2A, also being the West boundary line of Homedale Road; thence South 00 degrees 20' West along the West boundary line of Homedale Road, a distance of 65.69 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Assessments, if any, due to the City of Klamath Falls for water use.
5. Subject to an easement 12 feet in width as disclosed by deed recorded April 11, 1974 in Volume M74, page 4449, Microfilm Records of Klamath County, Oregon.
6. An easement created by instrument, including the terms and provisions thereof, recorded September 12, 1974, in Volume M74 page 12132, in favor of Pacific Power & Light Company, a corporation.
7. An easement created instrument, including the terms and provisions thereof, recorded January 29, 1975 in Volume M75,

page 1283 and re-recorded January 31, 1975 in Volume M75, page 1389 in favor of California Pacific Utilities Company.

8. 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: October 17, 1977, Recorded: October 17, 1977, Volume M77, page 19883, Microfilm Records of Klamath County, Oregon. Amount \$33,300.00. Grantor: Melvin L. Stewart and Mary Lou Stewart, husband and wife, Trustee: D. L. Hoots, Beneficiary: Security Savings & Loan Association, which said Trust Deed Grantees do not agree to assume and pay.

The true and actual consideration paid for this conveyance is \$51,500.00.

WITNESS Grantors' hands this 19th 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 the above-named DALE O. WOODS and KAREN A. WOODS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

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

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

TAXES &
AFTER RECORDING RETURN TO:
DAVID J. & NORMA B. DAVIS
6703 Eberlein Ave.
Klamath Falls, OR 97603

WARRANTY DEED, PAGE TWO.

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:
Mountain Title Company
on this 1st day of July A.D. 19 93
at 9:08 o'clock A M. and duly recorded
in Vol. M93 of Deeds Page 15667.
Evelyn Biehn County Clerk
By Linda Stelle Deputy.
Fee, \$35.00