

0900415295  
WARRANTY DEED 70480

ATC 40764

10-28-93P03:40 RCVD

5854

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This Indenture Witnesseth,

Elaine Gordon, hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents does grant, bargain, sell and convey unto JAMES A. WOOD, JR. his heirs and assigns, the following described premises, situated in

Oregon, to-wit: Klamath County,

The West 35 feet of Lot 2, and the East 15 feet of Lot 3, Block 62, Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Taxes for 1982-83 which vendee assumes and agrees to pay; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 46,496.96

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantor do eshereby covenant to and with the said grantee, his heirs and assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal this 4th day of April, 19 83.

(SEAL)

Joanne Elaine Dunn (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. April 5, 1983. Personally appeared the above named JOANNE ELAINE DUNN, who took title as Joanne Elaine Gordon, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

William L. Sisemore

Notary Public for Oregon.

My commission expires 5/28/98

After recording return to:

Klamath Falls Federal  
P.O. Box 570

Klamath Falls Or 97601

Until a change is requested, all tax statements shall be sent to the following name and address: James A. Woods, Jr.

Klamath Falls, Oregon 97601

From the Office of  
WILLIAM L. SISEMORE  
First Federal Bldg.  
540 Main Street  
Klamath Falls, Oregon 97601

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 28th day of Oct. 1993, at 3:40 o'clock P.M., and recorded in book M93 on page 28472 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder

By Pauline Mullens

Deputy

Fee \$30.00