

75616

02-04-94A10-28 RCVD

Vol 194 Page 4084

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN NO. 03041109
AFTER RECORDING RETURN TO:
BRIAN M. WOODARD
SALLY A. WOODARD
3753 ROUND LAKE ROAD
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JACK P.E. ERVIN AND ROSEMARY A. ERVIN, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to BRIAN M. WOODARD AND
SALLY A. WOODARD, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

BW
DW
"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$72,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 2ND day of FEBRUARY, 1994.

Jack P.E. Ervin
JACK P.E. ERVIN

Rosemary A. Ervin
ROSEMARY A. ERVIN

STATE OF OREGON, County of KLAMATH)ss.
February 2, 1994.

Personally appeared the above named JACK P.E. ERVIN AND ROSEMARY
A. ERVIN and acknowledged the foregoing instrument to be THEIR
voluntary act and deed.

Before me: Genine Johnson
Notary Public for OREGON
My Commission Expires: SEPTEMBER 28, 1996

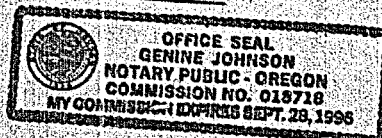


EXHIBIT "A"

A parcel of land situated in the N 1/2 N 1/2 SW 1/4 SW 1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said parcel from which the intersection of the North line of the N 1/2 N 1/2 SW 1/4 SW 1/4 Section 8 with the Easterly right of way line of Round Lake Road bears Westerly 735.00 feet along the North line of the N 1/2 N 1/2 SW 1/4 SW 1/4 Section 8; thence Easterly along the North line of the N 1/2 N 1/2 SW 1/4 SW 1/4 Section 8 to the SW 1/16 corner of Section 8; thence Southerly along the East line of the N 1/2 N 1/2 SW 1/4 SW 1/4 Section 8 to a point at the intersection with the South line of the N 1/2 N 1/2 SW 1/4 SW 1/4 Section 8; thence Westerly along said South line to a point at the intersection with a line originating at the Northwest corner of this parcel that runs Southerly and parallel to the West section line of Section 8; thence Northerly and parallel to the West section line of Section 8 to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a 30 foot strip lying South of and running parallel to the North line of the N 1/2 N 1/2 SW 1/4 SW 1/4 Section 8 from the Northwest corner of the above described parcel to the intersection with the Easterly line of Road Lake Road, recorded October 31, 1979 in Book M-79 at Page 25761.

CODE 21 MAP 3908-8CO TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 4th day
of Feb A.D., 19 94 at 10:28 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 4084

FEE \$35.00

Evelyn Biehn County Clerk
By Douglas Mullender