08-03-94A09:52 RCVD 85286

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RODNEY D. WOOD and WOOD, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANGEL K. LARGENT , hereinafter called

the grantee, does hereby grant, bargein, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

> That certain property as more particularly described in Exhibit "A" attached hereto and made a part hereof as if fully written herein.

> > IIF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE!

To Have and to Hold the seme 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 of the above granted premises, free from all encumbrances as of October 17, 1989

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 \$ 32,026.58 However, the actual consideration consists of or includes other property or value given or promised which is the whole post-of-the Gonsideration (indicate which). $^{\odot}$ (The sentence between the symbols $^{\odot}$, it not applicable, should be deleted. See ORS 93.030.) 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 2nd day of September , 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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.

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Wante Notary Public for Oregon

	My commission expires 1-22-74						
RODNEY D. & PEGGY A. WOOD		STATE OF OREGON,					
GRANTOR'S NAME AND ADDRESS ANGEL K. LARGENT		County of					
GRANTEE'S NAME AND ADDRESS After recording retorn for Angel Largent c/o William Graving, Atty 635 Main Street Klamath Falls, (R. 97601 NAME, ADDRESS, 217	SPACI: RESERVED FOR RECONDER'S USE	at o'clockM., and recorded in book/reel/volume No on page or as fee/file/instrument/microfilm/reception No Record of Deeds of said sounty. Witness my hand and seel of					

seal of Until a change is requested all tax statements shall be sent to the following address. County affixed. SAME - NO CHANCE

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	NAME		TITLE
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R.			~

NAME, ADDRESS, ZIP

EXHIBIT "A"

Lot 8, Block 1, Antelope Meadows, along with a 1984 Sandpoint Mobile Home, 14 x 67, Serial No. ORFL1XD40482434.

Said property is subject to:

- (a) A 20 foot building setback line as delineated on the recorded plat along the Northerly and Westerly boundary line.
- (b) An 8 foot public utility easement as delineated on the recorded plat along the East boundary line.
- (c) Reservations, restrictions and easements as contained in plat dedication, to wit:

"Said plat being subject to a 16 foot easement for future public utilities and 1 20 foot building set-back as shown on the annexed map, also subject to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

- (d) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- (e) Right of Way Easement, subject to the terms and provisions thereof dated June 18, 1986, recorded August 25, 1986 in volume M86, Page 15296, Microfilm Records of Klamath County, Oregon, in favor of Midstate Electric Cooperative, Inc. to construct, operate and maintain an electric transmission and/or distribution line or system.
- (f) Right of Way Easement, subject to the terms and provisions thereof, dated July 3, 1986, recorded October 6, 1986 in Volume M86, Page 18141, Microfilm Records of Klamath County, Oregon in favor of Midstate Electric Cooperative, Inc.
- (g) 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.

STATE OF OREGON: COUNTY OF KLAMAIH: SS.		
Filled for record at request of Mountain Title Co the	3rd_	_ day
Filed for record at request to the second of	<u> M94</u>	
of Aug A.D., 19 94 at 9:52		
Evelyn Biehn County Clerk		
FEE \$35.00 By Quille Millende	<u> </u>	
#### 이 아이프트를 통해한 얼마와 경험을 다시 싶으면 사용하다. (1925년) 사용하는 보이라고 있는 그 사용하는 바로 바로 가는 이번 보는 것이다. 그렇게 되는 것이다. 그는 사용하는 사용하는		