

95486

MTC 24623 MS.

WARRANTY DEED

NOW ALL MEN BY THESE PRESENTS, That
CHARLES S. ALEXANDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
KENNETH E. WOOD

, 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

Do 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 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 \$ **10,000.00**.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ **10,000.00**. The grantor hereby covenants to and with the 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 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.~~

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 **16th** day of **February**, 19 **95**; 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.

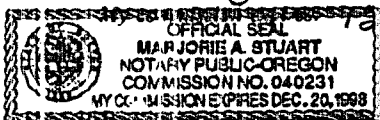
STATE OF OREGON

County of **Klamath**
February 16 19 95

Personally appeared the above named
CHARLES S. ALEXANDER

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

Before me **Marjorie A. Stuart**
 Notary Public for Oregon



STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

19 _____ by

pre. ident, and by

secretary of

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

CHARLES S. ALEXANDER
3111 MC LAUGHLIN
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

KENNETH E. WOOD

P.O. BOX 511

SHOOKINGS, OR 97415

GRANTEE'S NAME AND ADDRESS

KENNETH E. WOOD

P.O. BOX 511

SHOOKINGS, OR 97415

NAME ADDRESS ZIP

KENNETH E. WOOD

P.O. BOX 511

SHOOKINGS, OR 97415

NAME ADDRESS ZIP

STATE OF OREGON,

ss.

County of _____

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

filed number _____

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Recording Officer

by _____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

4354

Beginning at a point on the North line of Home Avenue, 50 feet East from the Southeast corner of Lot 1 in Block 25 of INDUSTRIAL ADDITION TO KLAMATH FALLS, OREGON; thence Easterly along the North line of Home Avenue 50 feet; thence due North to the South line of the right of way of the main canal of the U.S.R.S.; thence Northwesterly along the Southerly line of said right of way to the point of beginning; being a portion of that part of the NE1/4 of the NE1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South and West of the main canal of the U.S.R.S.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountaineer Title Co the 27th day
of Feb A.D. 19 95 at 3:16 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 4353

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Darius M. Mullendore