

KLAMATH COUNTY TITLE COMPANY

Vol. 1195 Page 1

K-47873

STATUTORY WARRANTY DEED
 (Individual or Corporation)

_____ Michael D. Woods and Linda K. Woods _____, Grantor,
 conveys and warrants to _____ Karen M. Noller _____, Grantee,
 the following described real property in the County of Klamath and State of Oregon.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

This property is free of liens and encumbrances, EXCEPT
 RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD
 AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION
 AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 27,000.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 12th day of May 19 95 If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

Michael D. Woods
 Michael D. Woods

Linda K. Woods
 Linda K. Woods

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____

Michael D. Woods

Linda K. Woods

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____

of _____
 a corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires:

Notary Public for Oregon
 My commission expires:

After recording return to:

Karen M. Noller
800 Roseway Dr.
Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Karen M. Noller
800 Roseway Dr.
Klamath Falls, Oregon 97601

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a point in the South line of Roseway Drive, 14 feet East of the Northwest corner of Lot 37 of Roselawn Sub-division Block 70, Buena Vista Addition to Klamath Falls, according to the plat records, recorded in Book 7 page 2, April 12, 1927; thence South at right angles 61.5 feet to the North line of alley; thence East along said North line 50 feet; thence North at right angles 61.5 feet to a point in the South line of Roseway Drive 20 feet East of the Northwest corner of Lot 36; thence West on said South line 50 feet to the place of beginning; being the East 30 feet of Lot 37 and the West 20 feet of Lot 36, of said Roselawn Sub-division, Block 70, Buena Vista Addition; said tract facing 50 feet on the South line of Roseway Drive, and extending 61.5 feet South therefrom.

TOGETHER with the N $\frac{1}{2}$ of the vacated alley adjoing said property which was vacated by Ordinance No. 5038, recorded December 10, 1958, in Volume 307 page 405, Deed Records of Klamath County, Oregon.

KLAMATH COUNTY TITLE

ID:5038828115

MAY 15'95

13:01 No.014 P.02

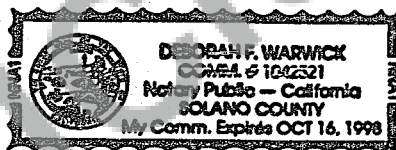
STATE OF ~~OREGON~~ CALIFORNIAFORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NITA LAW PUB. CO., PORTLAND, OR.County of Solano ss.

BE IT REMEMBERED, That on this 12th day of May, 1995,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Michael D. Woods and Linda K. Woods

known to me to be the identical individual~~S~~ described in and who executed the within instrument and
acknowledged to me that.. they.executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Deborah F. Warwick
Notary Public for ~~OREGON~~ California
My Commission expires... Oct. 16, 1998



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 16th day
of May, 1995 at 3:30 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 12729.

FEE

\$40.00

Bernetha G. Letsch, County Clerk

By *[Signature]*