12-05-95P03:28 RCVD

Vol. M95 Page 33256

K-48628

KEY TITLE NO:

ESCROW NO: 27-23907 TAX ACCT. NO: 132644 MAP NO: 2309-24B-4300

GRANTEE'S NAME AND ADDRESS:

statements to grantee herein.

After recording return to grantee herein.

Until a change is requested send all tax

GARY JOE WOODWARD 6311 SE HARNEY PORTLAND, OR 97206

After Recording Return to: Key Title Company 162 NW Greenwood Ave. P.Q. Box 6178 Bend, Oregon 97708

WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORPORATION)

LOREN L. FLEMING and CONNIE J. FLEMING Grantor,

conveys and warrants to:

GARY JOE WOODWARD, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

LOT 8 IN BLOCK 9 OF FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

- 1. RIGHT OF WAY AS SET FORTH IN AN EASEMENT RECORDED JANUARY 2, 1952, IN VOLUME 258 PAGE 425, DEED RECORDS OF KLAMATH COUNTY,
- 2. BUILDING AND USE RESTRICTIONS FOR FIRST ADDITION TO RIVER PINE ESTATES RECORDED MAY 5, 1967 IN VOLUME M67 PAGE 3386, DEED RECORDS OF KLAMATH COUNTY, OREGON.
- 3. RIGHT OF WAY EASEMENT DATED MAY 22, 1967 IN VOLUME M67 PAGE 3803, DEED RECORDS OF KLAMATH COUNTY, OREGON.

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.

The true consideration for this conveyance is \$35,000.00 . However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this <u>287M</u> day of <u>November</u>, 1995.

GRANTOR (6): 9 oven LOREN L. FLEMING CONNIE J. FLEMING

OFFICIAL SEAL KARIN LEA NOTARY PUBLIC-OREGON COMMISSION NO. 014777 MY COMMISSION EXPIRES MAY 5, 1996

STATE OF OREGON, County of

ESCHUTES

LOREN L. FLEMING and CONNIE J. FLEMING

Men Notary Public for Oregon

My commission expires: 5-5-96

ez-05-95-99:28 RCV9 VOL221 Page **33256**

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After Recording Return to: Ney 11th Company 162 NW Greenwood Ave. RO. Box 6176 Bend, Oregan 97708 sen 115 Barro de anticola. g<mark>a disembana da</mark> 1900 km mengelak di 1900. Di**mba**ndi mengelak di 1900 km mengelak di 1900 km mengelak di 1900 km mengelak di 1900 km mengelak di 1900 km

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

5th_ _day ___ the _ Klamath County Title Filed for record at request of _ o'clock P M., and duly recorded in Vol. M95 A.D., 19 95 at 3:28 Dec on Page <u>33256</u> Deeds of __ \$35.00 FEE

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