

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-48628
ESCROW NO: 27-23907
TAX ACCT. NO: 132644
MAP NO: 2309-24B-4300

GRANTEE'S NAME AND ADDRESS:

GARY JOE WOODWARD
6311 SE HARNEY
PORTLAND, OR 97206

After Recording Return to:
Key Title Company
162 NW Greenwood Ave.
P.O. 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,
OREGON.
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 28TH day of NOVEMBER, 1995.

GRANTOR(S):

Loren L. Fleming
LOREN L. FLEMING

Connie J. Fleming
CONNIE J. FLEMING



STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on NOV. 28, 1995,
by LOREN L. FLEMING and CONNIE J. FLEMING

Karin Lea
Notary Public for Oregon

My commission expires: 5-5-96

33256-4

43-02-33256-4

RECORD NO. 33256-4
FILE NO. 33256-4
DATE 12-15-95

Return to:
The Oregon State
Recorder
1000 NE Oregon St.
Portland, OR 97232

RECORD NO. 33256-4
FILE NO. 33256-4

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 5th day
of Dec A.D., 19 95 at 3:28 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 33256

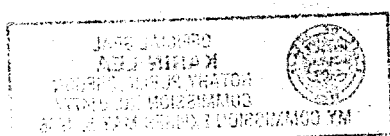
FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller

THIS DEED IS A VALID INSTRUMENT IN THE STATE OF OREGON, COUNTY OF KLAMATH, AND IS NOT SUBJECT TO ANY OTHER RECORDS OF KLAMATH COUNTY.

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