

WARRANTY DEED

MTC 36840 HF
LEON L. NELSON,

Grantor(s) hereby grant, bargain, sell and convey

WAYNE WOODWICK and JUNE WOODWICK, HUSBAND AND WIFE

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 42 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
TOGETHER WITH an easement, subject to the terms and provisions thereof, as disclosed by instrument between Lakewood Heights District Improvement Company, a corporation, and Robert B. Chilcote and Barbara J. Chilcote, husband and wife, recorded August 5, 1970 in Volume M70, page 6687, Microfilm Records of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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 and actual consideration for this conveyance is \$ 9,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2681 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

Dated this 13th day of Dec., 19 95

Leon L. Nelson
LEON L. NELSON

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONACOUNTY OF MaricopaSS. 090-16-2257 19 95

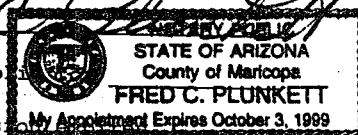
Personally appeared the above named Leon Nelson

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public

My commission expires



(seal)

STATE OF OREGON,
County of Klamath ss.

Return to:

WAYNE WOODWICK
2681 LAKESHORE DRIVE
KLAMATH FALLS, OR 97601

Filed for record at request of:

Mountain Title Company

on this 22 day of Dec. A.D., 19 95
at 11:04 o'clock A. M. and duly recorded
in Vol. M95 of Deeds Page 34834
Bernetha G. Letsch, County Clerk

By Pauline Mullendore

Fee, \$30.00

Deputy.