

K-48706

KNOW ALL MEN BY THESE PRESENTS, That TERRY A. PERRINE and PAMELA J. PERRINE, an estate in fee simple as tenants by the entirety

in consideration of TWELVE THOUSAND AND NO/100THS DOLLARS (\$12,000.00) Dollars, to them paid by the Grantee s herein, do hereby grant, bargain, sell and convey unto DENNIS WOODWARD and CANDANCE WOODWARD, Husband and Wife

Grantee s the following described real property, situated in the County of KLAMATH and State of Oregon, to wit:

Lot 22 in Block 4, Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel # KEY NO 158215

To Have and to Hold the granted premises unto the said Grantee s, their Heirs and Assigns forever. And the Grantor s do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances, EXCEPT: SEE EXCEPTIONS ATTACHED HERETO AND MADE A PART HEREOF.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

Witness our hand s and seal this 22 day of DECEMBER, 1995.

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 ANY FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Terry Perrine (SEAL)
Pamela J. Perrine (SEAL)
PAMELA J. PERRINE (SEAL)

STATE OF OREGON ILLINOIS
County of ST. CLAIR } ss.

BE IT REMEMBERED, That on this 22nd day of Dec, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named TERRY A. PERRINE
PAMELA J. PERRINE

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.

" OFFICIAL SEAL "
RAYMA C. PRATT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/12/96

Rayma C. Pratt
Notary Public for Oregon
My Commission expires 5-12-96

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

DENNIS WOODWARD
P. O. Box 381
Gleneden Beach, OR 97388

Return to:

DENNIS WOODWARD
P. O. Box 381
Gleneden Beach, OR 97388

Return to: First American
P.O. Box 595
Lincoln City, OR 97367

STATE OF OREGON

County of _____ } ss.

I certify that the within instrument was received for record on _____ at _____ o'clock _____, and was recorded in Book _____ Page _____ Record of Deeds of said county.

Recorder of Conveyances

By _____ Deputy

Reservations and restrictions, including the terms and provisions thereof, as contained in deed from State of Oregon to Elizabeth A. Platts, dated June 28, 1907, recorded December 2, 1907, in Volume 23 page 302, Deed records of Klamath County, Oregon, is follows: "Subject, however, to right of way for ditches, canals and reservoir sites for irrigation purposes, construction, or which may be constructed by authority of the United States or otherwise which right of way is hereby expressly reserved."

Reservations contained in the dedication of Tract No. 1042, Two Rivers North.

Reservations, including the terms and provisions thereof, as contained in Warranty Deed from D-Chutes Estates, Oreg. Ltd., to Ida E. Miller, dated October 12, 1989, recorded December 11, 1989, in Volume M89 page 23807, Deed records of Klamath County, Oregon.

Any adverse claim based upon the assertion that some portion of said land have been removed from or brought within the boundaries thereof by an avulsive movement of the Hemlock Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

Such rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Hemlock Creek.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 3rd day
of Jan A.D., 19 96 at 2:44 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 220.

FEE \$35.00

By Bernetha G. Pletsch County Clerk