

11426

11732

## WARRANTY DEED

Vol. 1196 Page 804 220

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), Grantor s  
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.

NOTE: Deed being re-recorded to correct grantees name

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)  
TERRY A. PERRINE  
Pamela J. Perrine (SEAL)  
PAMELA J. PERRINE  
(SEAL)  
(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. 1-LL  
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, s 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

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By Bernetha G. Letsch County Clerk

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 10th day  
of Jan A.D., 19 96 at 10:45 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 804

FEE \$10.00

By Bernetha G. Letsch County Clerk