

MTC37188LW

WARRANTY DEED

ROBERT WOODMAN,

Grantor(s) hereby grant, bargain, sell and convey to DANIEL L. HARTSFIELD AND PATTE HARTSFIELD, DOING BUSINESS AS RIVERWOOD CONSTRUCTION.,

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:

PLEASE SEE ATTACHED EXHIBIT "A"

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:

ALL TAXES FOR THE FISCAL YEAR 1995-1996 DELINQUENT, AND WILL BE paid BY THE BUYER OUTSIDE OF ESCROW.

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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4253 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

Dated this 14 day of FEB, 1996

[Signature] ROBERT WOODMAN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon COUNTY OF Klamath ss. February 14 1996

Personally appeared the above named Robert R. Woodman

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me: Lisa Legget-Weatherby Notary Public for Oregon My commission expires 11/20/99

Return to: RIVER WOODS CONSTRUCTION 4253 ALTAMONT DRIVE KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the iron axle which marks the Northwest corner of Tract No. 18 of CASITAS, which is the true point of beginning of this description; running thence North 0 degrees 32' West along the Easterly right of way line of Altamont Drive, a distance of 66.95 feet, more or less, to the Southwest corner of property described in Deed 310 at page 21; thence South 89 degrees 53' East, along the Southerly boundary of said parcel a distance of 165 feet to a point; thence South 0 degrees 32' East parallel to the center line of Altamont Drive, a distance of 66.95 feet, more or less, to the North line of Tract 18 of CASITAS, thence North 89 degrees 53' West along the North line of Tract 18 of CASITAS, a distance of 165 feet, more or less to the point of beginning, being in ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 22nd day
of March A.D., 19 96 at 3:53 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 8011.

FEE \$35.00

By Bernetha G. Letsch, County Clerk