

WARRANTY DEED

IRENE L. ROBERTSON,

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

BOBBY G. WOOD,

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:

Block 4  
Lot 14 and 15/ of RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk 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 \$ 42,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,2328 RADCLIFFE KLAMATH FALLS, OR 97601

Dated this 24 day of July, 1996

Irene L. Robertson  
IRENE L. ROBERTSON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 24 19 96  
COUNTY OF Klamath

Personally appeared the above named Irene L. Robertson

and acknowledged the foregoing instrument to be new voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT38823-DS

Return to:

BOBBY G. WOOD  
2328 Radcliffe  
Klamath Falls, OR 97601

\*\*\*\*EXCEPTING AND RESERVING UNTO THE GRANOR, HIS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT FOR A WATER LINE ALONG THE SOUTH LINE OF THE PREMISES HEREIN CONVEYED TO BE APPURTENANT TO AND FOR THE BENEFIT OF GRANORS ADJOINING PREMISES TO THE WEST, UPON WHICH ITS CLUB HOUSE IS LOCATED (LOT 14 ONLY)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day  
of July A.D., 19 96 at 3:36 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 23219

Bernetha G. Letsch  
By Kathleen Ross

County Clerk

FEE \$20.00