

MTC 40311 KA

ADRIAN M. MCELFFRESH and PATRICIA S. MCELFFRESH, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: MERVIN D. WOODARD and BRIAN M. WOODARD, with the rights of survivorship, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 29,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3753 ROUND LAKE RD., KLAMATH FALLS, OR 97601

Dated this 19 day of February, 1997.

Adrian M. McElfresh  
ADRIAN M. MCELFFRESH

Patricia S. McElfresh  
PATRICIA S. MCELFFRESH

STATE OF OREGON

SS. January February 19 19 97

COUNTY OF KLAMATH

Personally appeared the above named ADRIAN M. MCELFFRESH AND

PATRICIA S. MCELFFRESH

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT40311-KA

Return to:

BRIAN M. WOODARD

3753 Round Lake Rd.  
KLAMATH FALLS, OR 97601

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

A parcel of land situated in the N1/2 N1/2 SW1/4 SW1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said parcel from which the intersection of the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8 with the Easterly right of way line of Round Lake Road bears Westerly 375.00 feet along the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8; thence Easterly 360.00 feet along the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8 to a point; thence Southerly and approximately parallel to the West section line of Section 8 to a point at the intersection with the South line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8; thence Westerly 360.00 feet along the said South line to a point; thence Northerly and parallel to the West section line of Section 8 to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a 30 foot strip lying South of and running parallel to the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8 from the Northwest corner of the above described parcel to the intersection with the Easterly line of Round Lake Road.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 19th day  
of February A.D. 19 97 at 3:33 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 4952

FEE \$35.00

by Bernetha G. Letsch County Clerk  
Keston Ross