



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046482

AFTER RECORDING RETURN TO:

Mr. and Mrs. Steven R. Woods

10210 Homedale Road
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ALFRED L. EDGAR and JUDY A. EDGAR, husband and wife,
hereinafter called GRANTOR(S), convey(s) to STEVEN R. WOODS and
JULIE L. WOODS, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Parcel 2 of Land Partition 64-96 being a portion of Tract 3 of
"400 Subdivision" situated in the NE 1/4 SE 1/4 of Section 35,
Township 39 South, Range 9 East of the Willamette Meridian, in
the County of Klamath, State of Oregon.

Code 164, Map 3909-3500, Tax Lot 1002

TOGETHER WITH AN EASEMENT BEING IN PARCEL 1 OF LAND PARTITION
64-96, SITUATED IN THE NE 1/4 SE 1/4 OF SECTION 35, TOWNSHIP
39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH
COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the North Corner common to Parcels 1 and 2 of
said Land Partition, as marked by a 5/8" iron pin with a
Tru-Line Surveying, Inc. plastic cap; thence S 00 degrees 28' W,
along said parcel line common to said Parcels 1 and 2, 24.76
feet, to the true point of beginning of this description;
thence N 87 degrees, 33'W 6.55 feet; thence S 02 degrees 27'W
22.45 feet; thence S 87 degrees 33'E 7.33 feet to a point on
the said parcel line common to said Parcels 1 and 2; thence N
00 degrees 28'E, along said parcel line common to said Parcels
1 and 2, 22.46 feet to the true point of beginning.

THE PURPOSE OF THE ABOVE-STATED EASEMENT IS FOR A SHED THAT
CURRENTLY ENCROACHES ON PARCEL 1 OF LAND PARTITION 64-96, AND
THE DURATION OF THE EASEMENT IS FOR AS LONG AS THE SHED REMAINS.
WHEN THE SHED IS REMOVED OR DESTROYED, THIS EASEMENT SHALL BE
NULL AND VOID AND OF NO FURTHER FORCE OR EFFECT.

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$119,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 11th day of August, 1997.

Continued on next page

ALFRED L. EDGAR

JUDY A. EDGAR

Before me: W. Carlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01



Filed for record at request of Aspen Title & Escrow the 14th day
of August A.D., 19 97 at 10:49 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 26668

FEE \$35.00

By Bernetha G. Letsch County Clerk

STANDS UNDER BUREAU OF THE COMMISSION OF THE UNITED STATES
FOR THE PROSECUTION OF THE CASES OF THE UNITED STATES OF AMERICA
AND THE UNITED STATES OF AMERICA
AND THE UNITED STATES OF AMERICA
AND THE UNITED STATES OF AMERICA

THEY ARE BEING BOSS ABOUT THEMSELVES, BUT
SO FAR, THEY ARE A PART OF THE HISTORY OF
OUR COUNTRY. IN THE MEANWHILE, THE
LOVINGLY WITH AN EYE ON THE FUTURE, WITH A

209-1091 1996-2786-2787 1996-291 1996-291

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STATE OF VERMONT
 ATTENTION TO THE FOLLOWING OFFICE
 OF THE VERMONT RECORDS AND ARCHIVES

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 09-18-2013 BY 60322
REASON: DEPARTMENT OF JUSTICE

UNDER LIFE EXCHANGE: 0700-18,
TELEPHONE INC.

73090

49222

10-10-1964

16. 10. 2013