

PHILIP W. STUDENBERG and PATRICIA A. SEILER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: STEPHEN L. WOODS and ANNA M. WOODS, husband and wife, 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:

THE NORTHEASTERLY 40 FEET OF LOT 4 IN BLOCK 40 OF FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 32,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2026 MARINA COURT, SAN LEANDRO, CA 94577

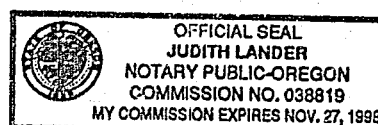
Dated this 5 day of Sept, 1997

Philip W. Studenberg
PHILIP W. STUDENBERG
Patricia A. Seiler
PATRICIA A. SEILER

STATE OF Oregon SS. 9-5 1997
COUNTY OF Klamath

Personally appeared the above named Phillip Studenberg and Patricia Seiler

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:
Judith Lander
Notary Public for Oregon
My commission expires 11-27-98

ESCROW NO. MT42499-MS

Return to:

STEPHEN L. WOODS
2026 MARINA COURT
SAN LEANDRO, CA 94577

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 8th day of Sept. A.D., 1997
at 11:15 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 29279

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.