

47117

MTC 42574-KA
WARRANTY DEED

Vol. 177 Page 34171

STEVEN S. WOODWICK and SARAH J. WOODWICK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
JANET E. IELAND and REBECCA LAWRENCE PAXSON, 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.

97 OCT 17 AM 1:33

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 \$ 86,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5706 BRYANT AVENUE, KLAMATH FALLS, OR 97603

Dated this 8 day of October, 1997.

Steven S. Woodwick
STEVEN S. WOODWICK

Sarah J. Woodwick
SARAH J. WOODWICK

STATE OF Oregon

COUNTY OF Klamath

SS.

October 8

19 97

Personally appeared the above named

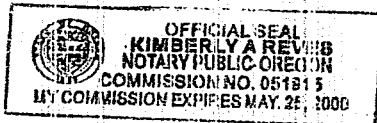
STEVEN S. WOODWICK AND

SARAH J. WOODWICK

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kimberly A. Reas
Notary Public for Oregon
My commission expires 5/25/2000



(seal)

ESCROW NO. MT42574-KA

Return to:

JANET E. IELAND
5706 BRYANT AVENUE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6 in Block 3 of CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THAT PORTION of Lot 6, Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Northwesterly of the following described line: Beginning at the center of the cul-de-sac on Bryant Avenue; thence South 53 degrees 41' 30" West 50.00 feet to a half-inch iron pin between the existing concrete driveways from which the Easterly corner common to Lots 5 and 6, Block 3 bears North 34 degrees 59' 35" West 2.30 feet; thence South 88 degrees 28' 15" West along the line between said driveways 14.00 feet to a half inch iron pin; thence South 50 degrees 58' 15" West 68.60 feet to a spike on top of a 4" by 4" fence post; thence South 54 degrees 24' 30" West along a fence line 30.60 feet to a half inch iron pin on the Westerly line of said Subdivision; thence North 00 degrees 14' West 2.70 feet to the Westerly corner between Lots 5 and 6 of said Subdivision, with bearings based on the center line of said Bryant Avenue as being South 89 degrees 12' West.

AND THAT PORTION of Lot 5, Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southerly of the following described line:

Beginning at the center of the cul-de-sac on Bryant Avenue; thence South 53 degrees 41' 30" West 50.00 feet to a 1/2 inch iron pin between the existing concrete driveways, from which the Easterly corner common to Lots 5 and 6, Block 3 bears North 34 degrees 59' 35" West 2.30 feet; thence South 88 degrees 28' 15" West along the line between said driveways 14.00 feet to a 1/2 inch iron pin; thence South 50 degrees 58' 15" West, 68.60 feet to a spike on top of a 4" fence post; thence South 54 degrees 24' 20" West along a fence line 30.60 feet to a 1/2 inch pin on the Westerly line of said subdivision; thence North 00 degrees 14' West, 2.70 feet to the Westerly corner between Lots 5 and 6 of said subdivision, with bearings based on the center line of said Bryant Avenue as being South 89 degrees 12' West.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of October A.D., 19 97 at 11:33 o'clock A.M., and duly recorded in Vol. 197
of Deeds on Page 34171.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Rose