

47121

MTC 42519-MS
WARRANTY DEEDVol. M97 Page 34184

O. C. WEBB-BOWEN and MARIE R. WEBB-BOWEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: STEVEN SCOTT WOODWICK and SARAH JANE WOODWICK, 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:

LOT 22, BLOCK 2, TRACT NO. 1153 THIRD ADDITION TO EAST HILLS ESTATES, 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 \$ 176,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2114 WATSON STREET, KLAMATH FALLS, OR 97603

Dated this 10th day of October, 1997.

O. C. Webb-Bowen
O. C. WEBB-BOWEN

BY: Kenneth E. Webb-Bowen HIS ATTORNEY IN FACT
KENNETH E. WEBB-BOWEN

Marie R. Webb-Bowen
MARIE R. WEBB-BOWEN

BY: Kenneth E. Webb-Bowen HER ATTORNEY IN FACT
KENNETH E. WEBB-BOWEN

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on October 10, 1997

by Kenneth E. Webb-Bowen

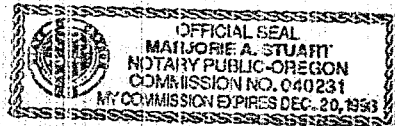
as Attorney in fact

of O. C. Webb-Bowen and Marie R. Webb-Bowen

Marjorie A. Stuart
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT42519-MS



Return to:
STEVEN SCOTT WOODWICK
2114 WATSON STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of October A.D. 1997 at 11:33 o'clock A M., and duly recorded in Vol. M97
of Deeds on Page 34184

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Kane