

53604

98 FEB 24 AM 10 Vol 1198 Page 5905

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy

SPACE RESERVED
FOR
RECORDERS USE

MTC

MTC 43761-KR

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DALE HIMELWRIGHT AND LOIS HIMELWRIGHT

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by WAYNE D. WOODWICK AND JUNE M. WOODWICK, HUSBAND AND WIFE hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

****This is a duplicate warranty deed in fulfillment of real estate contract between the parties as the original deed has been misplaced or lost. Santillie assigned any and all of their right title and interest out by Deed Volume M78 (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) at page 17524.**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and apparent to the land as of the date of the real estate contract between the above parties.

grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$fulfillment of contract. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 17 day of February, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Dale Himelwright
Dale Himelwright

Lois Himelwright
Lois Himelwright

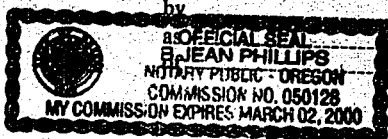
STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on February 17, 1998, 19____,

by Dale Himelwright and Lois Himelwright

This instrument was acknowledged before me on _____, 19____,

by



B. Jean Phillips
Notary Public for Oregon

My commission expires 3-2-2000

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lots 594 and 595 in Book 108 of MILLS ADDITION to the City of Klamath Falls, Oregon, except the following:

Beginning at a point 55 feet East from the Southwest corner of Lot 595 in Block 108 of MILLS ADDITION to the City of Klamath Falls, Oregon (as shown on the recorded plat thereof), thence North and at right angles to the North line of Darrow Street, a distance of 70 feet; thence East and parallel to the North line of Darrow Street a distance of 45 feet; thence South and at right angles to Darrow Street a distance of 70 feet to the North line of Darrow Street; thence along the North line of Darrow Street Westerly a distance of 45 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of February A.D., 19 98 at 11:40 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 5905

FEE \$35.00

By Bernetha G. Latsch, County Clerk
Kathleen Ross