

53606

MTC 43761-KR  
WARRANTY DEEDVol. 1798 Page 5908

JUNE M. WOODWICK,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROBERT W. EDGAR and BETTE J. EDGAR, as tenants by the entirety,

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.

38 FEB 24 AM 1:40

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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 833 East Main Street, Klamath Falls, OR 97601

Dated this 23rd day of February, 1998.June M. Woodwick  
JUNE M. WOODWICKSTATE OF OREGON

SS.

February 231998COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

JUNE M. WOODWICKand acknowledged the foregoing instrument to be her voluntary act.

(seal)

Before me:

Kristi L. ReddNotary Public for OregonMy commission expires 11/16/99

ESCROW NO. MT43761-KR

Return to:

ROBERT W. EDGAR

833 East Main Street

Klamath Falls, OR 97601

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**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 5908

FEE \$35.00

By Bernietha G. Letsch, County Clerk  
Kathleen Ross