

57389

Vol. 1998 Page 14631

98 MAY -1 A.D.

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
MARK ALAN MILLER
2550 WATSON STREET
KLAMATH FALLS, OREGON 97603

Aspen Title & Escrow
on this 1st day of May A.D., 1998
at 10:31 o'clock A M. and duly recorded
in Vol. 1998 of Deeds Page 14631
Bernetha G. Letsch, County Clerk

By Kathleen R. Rasmussen

Fee, \$30.00

Deputy

MERVIN D. WOODARD and EVELYN WOODARD
hereinafter called GRANOR(S), convey(s) and warrants to MARK
ALAN MILLER hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

LOT 27 PIEDMONT HEIGHTS, IN THE COUNTY OF KLAMATH, STATE OF
OREGON.

TOGETHER WITH AN EASEMENT FOR THE CONSTRUCTION, OPERATION,
MAINTENANCE, REPAIR AND REPLACEMENT OF AN IRRIGATION SYSTEM
OVER THE WESTERLY 20 FEET OF LOT 24, PIEDMONT HEIGHTS AS
OFFICIALLY PLATTED AND RECORDED IN THE RECORDS OF KLAMATH
COUNTY, OREGON, RECORDED MAY 1 1998 IN BOOK 1998 AT PAGE
14638 KLAMATH COUNTY DEED RECORDS.

Code 43 Map 3909-1DA TL 1400

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$191,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
on 1st day of May 1998.

Mervin D. Woodard
MERVIN D. WOODARD

Evelyn Woodard
EVELYN WOODARD

STATE OF OREGON, County of (Klamath)ss.

On May 1st, 1998, personally appeared Mervin D. Woodard and
Evelyn Woodard who acknowledged the foregoing instrument to be
their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 5/31/98

