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Vol. 178 Page 36747K-52953
STATUTORY WARRANTY DEED

GARY DALE LAWRENCE and MARGARET ANN LAWRENCE, husband and wife

conveys and warrants to RAY D. WOOD and WANDA L. WOOD, husband and wife Grantor.

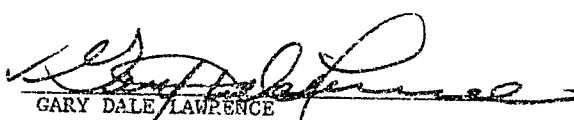
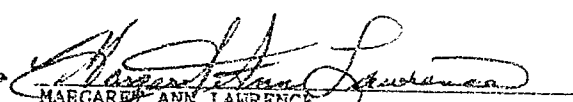
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee.

Lot 29 in Block 3, Little River Ranch according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

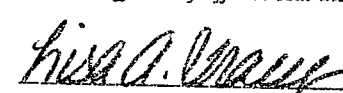
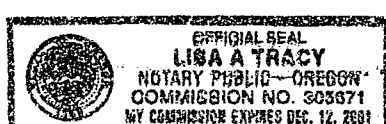
Account No. 2309-280 -1100

This property is free of liens and encumbrances, EXCEPT: 1998-99 taxes, a lien not yet payable, for additional exception, see attached Exhibit "A"

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 consideration for this conveyance is \$ 25,000.00 (Here comply with the requirements of ORS 93.039)Dated this 1 day of October 19 98
GARY DALE LAWRENCE
MARGARET ANN LAWRENCESTATE OF OREGON
County of Deschutes } ss.BE IT REMEMBERED, That on this 1 day of October, 19 98 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named GARY DALE LAWRENCE and MARGARET ANN LAWRENCEknown to me to be the identical individual s. described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.


My Commission expires 12-12-01 Notary Public for Oregon.Title Order No. _____
Escrow No. 9840452

After recording return to:

RAY D. WOOD

ROUTE 2 BOX 528

BANDON, OR 97411

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

RAY D. WOOD

ROUTE 2 BOX 528

BANDON, OR 97411

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

1. 1998-99 TAXES A LIEN IN AN AMOUNT TO BE DETERMINED, BUT NOT YET PAYABLE.

2. Easement, including the terms and provisions thereof.

Dated : May 29, 1983
Recorded : July 31, 1983, in Volume 347 page 76, Deed records of Klamath County, Oregon
From : Harold D. Barclay and Dorothy Barclay, husband and wife
To : Fred L. Mahn.

3. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument
Recorded : May 28, 1981 in Volume M81, page 9488, Deed records of Klamath County, Oregon

4. Restrictions shown on the recorded plat and contained in the declaration of Little River Ranch, as follows: "fee title to all private ways, streets, roads, private recreation areas, semi-public recreational or service areas, and common areas shall be conveyed, by owners, to the Little River Ranch Homeowners Association. Dedicate, donate and convey to Klamath county Lot 10, Block 5 for public facilities purposes."

5. Regulations and Assessments of Little River Ranch Property Homeowners Association.

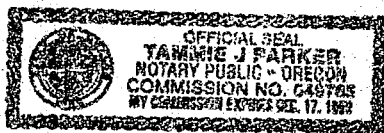
6. Electric Line Right of Way Easement by instrument, including the terms and provisions thereof;
Recorded : May 1, 1982 in Volume M82, page 10889, Deed records of Klamath County, Oregon
Favor of : Midstate Electric Cooperative, Inc.
For : line extensions

State of OREGON

County of DESCHUTES

Subscribed and sworn/affirmed to before me this 30th day of SEPTEMBER,

19 98, by MARGARET ANN LAWRENCE



Tammie J. Parker
Notary Public

My Commission Expires: DEC. 17, 1999

Attribution Clause: This Jurat Certificate is prepared for, and exclusively belongs to, the accompanying document entitled STATUTORY WARRANTY DEED, which consists of 1 page(s) and is dated SEPTEMBER 30, 1998. If this Certificate is appropriated to any document other than the one described herein, it shall be deemed null and void.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 6th day of October A.D., 19 98 at 3:05 o'clock P. M., and duly recorded in Vol. M9P of Deeds on Page 36747.

FEE \$35.00

By Bernetha G. Latsch, County Clerk
Kathleen Rose