

69436

MTC 43786-mg
WARRANTY DEED

Vol. M98 Page 41106

98 NOV 10 AM 1:35

KNOW ALL MEN BY THESE PRESENTS, that BOBBY G. WOOD herein called the Grantor, for the consideration herein stated, does herein warrant grant, bargain, sell and convey unto LAVERNE T. GOODRICH AND MARY LOU GOODRICH, husband and wife herein called the Grantee's, and unto Grantee's heirs, and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lots 14 and 15 in Block 4 of RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

~~Excepting and reserving a perpetual easement for a water line along the South lot line of the premises herein conveyed to be appurtenant to and for the benefit of adjoining premises to the West, upon which it's Club House is located. (Lot 14 only.)~~

Together with a 1964 Vandyke Mobile Home, Plate #118988, Vin # N1364 which is situated on the subject property.

This deed is being recorded to correct that certain deed recorded in Volume M98 at page 8325 Microfilm Records of Klamath County, Oregon, which only conveyed Lot 15 and should have conveyed Lots 14 and 15 in said Block 4, RIVERVIEW.

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.

To have and to hold the same unto the said 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 those of record and apparent to the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 42,500.00 . However, the actual consideration consists of or includes other property or value given or promised is the part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of November 1998 ; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Bobby G. Wood
Bobby G. Wood

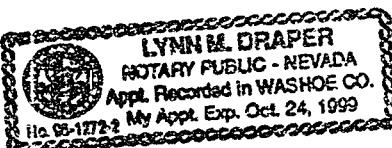
State of Nevada
County of Washoe

Acknowledged before me on November 6, 1998 , by
Bobby G. Wood , and
acknowledged this instrument to be his voluntary act and deed.

Lynn M. Draper
Notary Public for Oregon - Nevada

TAXES & AFTER RECORDING RETURN TO:

Laverne T. and Mary Lou Goodrich
2240 Laurel Street
Klamath Falls, Oregon 97601



41107

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of November A.D., 19 98 at 11:35 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 41106

FEE \$35.00

By Bernetha G. Letsch, County Clerk

