

ES

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Mervin D. Woodard
5825 Hilyard Ave.
Klamath Falls, Or 97603

Grantor's Name and Address

Brian M. Woodard
3753 Round Lake Rd.
Klamath Falls, Or 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Brian M. Woodard
3753 Round Lake Rd.
Klamath Falls, Or 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Brian M. Woodard
3753 Round Lake Rd.
Klamath Falls, Or 97601

2006-022758

Klamath County, Oregon



00008704200600227580020020

SPACE RESE.
FOR
RECORDER'S

11/14/2006 12:36:32 PM

Fee: \$26.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Mervin D. Woodardhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Brian M. Woodard

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:

TWP 39 R 4E 8 Block Sec 8 Tract

Per N2 N2 SW 43 44 AC RES 2.22

Map Tax lot R 3968 - 00800 - 00200 - 000

SEE EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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):

_____, and that 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 \$None & Affected. 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 [Ⓢ], 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 on Nov 14 - 06; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Mervin D. Woodard

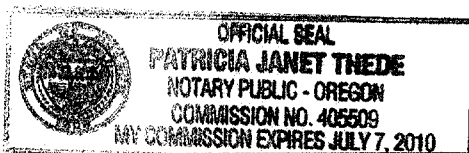
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on November 14, 2006by Mervin D. Woodard

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 7-7-10

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the N1/2 N1/2 SW1/4 SW1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said parcel from which the intersection of the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8 with the Easterly right of way line of Round Lake Road bears Westerly 375.00 feet along the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8; thence Easterly 360.00 feet along the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8 to a point; thence Southerly and approximately parallel to the West section line of Section 8 to a point at the intersection with the South line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8; thence Westerly 360.00 feet along the said South line to a point; thence Northerly and parallel to the West section line of Section 8 to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a 30 foot strip lying South of and running parallel to the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8 from the Northwest corner of the above described parcel to the intersection with the Easterly line of Round Lake Road.

STATE OF OREGON : COUNTY OF KLAMATH. ss.

Filed for record at request of Amerititle the 19th day
of February A.D. 19 97 at 3:33 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 4952

FEE \$35.00

by Bernetha G. Letsch County Clerk
Kristine Ross