

WARRANTY DEED

MTC 30059 NF

DALE O. WOODS and KAREN A. WOODS,

Grantor(s) hereby grant, bargain, sell and convey

BRADLEY D. BURDA,

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:

Lots 10 and 11 in Block 1 of TRACT 1182, GREEN KNOLL ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

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 \$ 22,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 2120, KLAMATH FALLS, OR 97601

Dated this 21 day of December 1995

Dale O. Woods
DALE O. WOODS

Karen A. Woods
KAREN A. WOODS

NOTARY ACKNOWLEDGEMENT

STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

Personally appeared the above named _____

See attached acknowledgment

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____

My commission expires _____

(seal)

Return to:

BRADLEY D. BURDA

P.O. BOX 2120

KLAMATH FALLS, OR 97601

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

186
No. 5907

State of California

County of Nevada

On Dec 21, 1995 before me, L. Amerine
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Dale O. Woods, Karen A. Woods
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

ONE
NUMBER OF PAGES

12/21/95
DATE OF DOCUMENT

NONE
SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day
of Jan A.D., 19 96 at 10:57 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 185

FEE \$35.00

By [Signature] Bernetha G. Letsch, County Clerk