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MTC 45185-MS
WARRANTY DEED of 278 Page 30187

BILLY A. WOOD and SUSAN D. WOOD, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JASON T. MC DONALD,

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:

THE EAST HALF OF THE SOUTHERLY 58.8 FEET OF LOT 63 AND THE EAST HALF OF
THE NORTHERLY 21.2 FEET OF LOT 64, FAIR ACRES SUBDIVISION NO. 1, KLAMATH
COUNTY, OREGON. EXCEPTING THEREFROM THE EASTERLY 5 FEET DEEDED TO
KLAMATH COUNTY IN DEED VOLUME 349, PAGE 511, DEED RECORDS 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 \$ 67,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1650 HOMEDALE ROAD, KLAMATH FALLS, OR 97603

Dated this 14 day of Aug 1998

Billy A. Wood
BILLY A. WOOD

Susan D. Wood
SUSAN D. WOOD

STATE OF New Mexico

COUNTY OF Chaves

ss. 525-55-9537 8/14 19 98

Personally appeared the above named Billy A. Wood & Susan D. Wood

and acknowledged the foregoing instrument to be ☒ voluntary act.

Before me:

Sharon S. Saylor
Notary Public for Chaves County
My commission expires 3/16/2002

ESCROW NO. MT45185-MS

Return to:

JASON T. MC DONALD
1650 HOMEDALE ROAD
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amort title
on the 17th day of August A.D., 1998
at 11:30 o'clock A.M. and duly recorded
in Vol. 1998 of Deeds Page 30187

Berntha G. Leisch, County Clerk

By Kathleen Rose

Fee \$30.00

Deputy