

01 MAR 29 PM 3:25



After recording return to:

Richard Wilson Wood

1719 Lincoln Ave

Alameda, CA 94501

Until a change is requested all tax statements shall be sent to the following address:

Richard Wilson Wood

1719 Lincoln Ave

Alameda, CA 94501

Escrow No. K56671P

Title No. K56671P

THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M01 Page 12789

State of Oregon, County of Klamath

Recorded 03/29/01, at 3:25 p.m.

In Vol. M01 Page 12789

Linda Smith,

County Clerk Fee \$ 21.00

STATUTORY WARRANTY DEED

Mary E. Stuart formerly known as Mary E. Woodard, Grantor, conveys and warrants to Richard Wilson Wood, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2 in Block 12 Fairview Addition No. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$48,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of March, 2001

Mary E. Stuart

Mary E. Stuart aka Mary E. Woodard

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 27th day of March, 2001
by Mary E. Woodard



Stacy Hilferty
Notary Public for Oregon

My commission expires:

8-2-03

K21-