

04 AUG 19 AM 11:06



MT66215 LW

Vol M04 Page 54563

State of Oregon, County of Klamath
Recorded 08/19/04 11:06 a m
Vol M04 Pg 54563-65
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

After recording return to:

TODD J. CORDONI

11624 VICTORY

OAKDALE, CA 95361

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

TODD J. CORDONI

11624 VICTORY

OAKDALE, CA 95361

Escrow No. MT66215-LW

STATUTORY WARRANTY DEED

DONALD E. WOODS and YONG H. WOODS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **TODD J. CORDONI and NANETTE K. CORDONI, husband and wife**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

EXHIBIT "A" LEGAL DESCRIPTION

Lot 7 and 8 in Block 7 of WOODLAND PARK, together with an undivided 2/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North 89 ° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 ° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 ° 53' 20" West 136.90 feet; thence North 16 ° 33' West 60.98 feet to the West line of Section 15, thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89°42' 15" East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 ° 43' 50" East 453.16 feet; thence South 76 °17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 °56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 ° 32' 20" East 84.00 feet; thence North 44 °52' 10" East 411.58 feet; thence North 34 °25' 40" West 156.01 feet, more or less, to the true point of beginning of this description

Tax Account No: 3407-015BA-00800-000
Tax Account No: 3407-015BA-00700-000
Tax Account No: 3407-015BB-00600-000
Tax Account No: 3407-015BA-02500-000

Key No: 191107
Key No: 191090
Key No: 192268
Key No: 192062

3/00 am

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$15,500.00**.

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.

Dated this 13 day of Aug, 2004

Donald E Woods
DONALD E. WOODS

Yong H Woods
YONG H. WOODS

State of California
County of ~~Klamath~~ SONOMA

This instrument was acknowledged before me on 8/13, 2004 by ~~DONALD E. WOODS~~ YONG H. WOODS.

Kenneth S. Jacobs
(Notary Public)

My commission expires _____



54565

State of Oregon
County of Klamath

On this 17 day of August, 2007, personally appeared before me the above named
Donald E. Woods and acknowledged the foregoing instrument to be
his/her/their voluntary act and deed.

WITNESS My hand and official seal.

Lisa Weatherby
Notary Public for Oregon
My Commission expires: 11/20/07

