



After recording return to:  
Timothy Rote and Tanya Rote  
4201 Pepperwood Drive  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Timothy Rote and Tanya Rote  
4201 Pepperwood Drive  
Klamath Falls, OR 97603

File No.: 7021-604193 (SAC)  
Date: July 14, 2005

State of Oregon, County of Klamath  
Recorded 07/20/05 3:45 p m  
Vol M05 Pg 55928-29  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Jeffrey T. Wood and Amy D. Wood as tenants by the entirety**, Grantor, conveys and warrants to **Timothy Rote and Tanya Rote as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 9 in Block 6, Tract No. 1025, Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2005-2006** Taxes, a lien not yet payable..
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$147,900.00**. (Here comply with requirements of ORS 93.030)


**APN: R555786**

Statutory Warranty Deed  
- continued

File No.: **7021-604193 (SAC)**  
Date: **07/14/2005**

Dated this 19 day of July, 2005.

  
Jeffrey T. Wood

  
Amy D. Wood

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 19 day of July, 2008  
by **Jeffrey T. Wood and Amy D. Wood.**

Notary Public for Oregon  
My commission expires: 8-27

