

MT75951-KR

THIS SPACE RESER

M06-15272

Klamath County, Oregon

07/28/2006 03:29:38 PM

Pages 1 Fee: \$21.00



After recording return to:

Joseph M. Collier

1340 Tamera Dr.

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Joseph M. Collier

1340 Tamera Dr.

Klamath Falls, OR 97603

Escrow No.

MT75951-KR

Title No.

0075951

SWD

### STATUTORY WARRANTY DEED

**Douglas S. Woods and Carolyn J. Woods, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Joseph M. Collier**, 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:

Lot 7 in Block 7 of TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-036CD-00500-000

Key No: 453137

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$227,500.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 28<sup>th</sup> day of July, 2006.

Douglas S. Woods

Douglas S. Woods

Carolyn J. Woods

Carolyn J. Woods

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 28, 2006 by Douglas S. Woods and Carolyn J. Woods.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

21.00