



THIS SPACE RES

2006-018190

Klamath County, Oregon



09/08/2006 03:51:32 PM

Fee: \$21.00

MT76436-DS

After recording return to:

Kenneth W. Wood

PO Box 353

Merrill, OR 97633

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

Kenneth W. Wood

PO Box 353

Merrill, OR 97633

Escrow No. MT76436-DS

Title No. 0076436

SWD

STATUTORY WARRANTY DEED

Scott A. Stuart and Marjorie A. Stuart, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Kenneth W. Wood**, 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 18 in Block 5 of Tract 1025 - WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011CD-09100-000

Key No: 555688

* a single man

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 **\$197,100.00**.

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 7th day of Sep, 2006

Scott A. Stuart

Marjorie A. Stuart

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 9-7-, 2006 by Scott A. Stuart and Marjorie A. Stuart.

(Notary Public for Oregon)

My commission expires 9-8-09

