



THIS SPACE RES

2006-018912  
Klamath County, Oregon



09/20/2006 03:36:01 PM

Fee: \$21.00

After recording return to:

Larry D. Wood

998 Chateau Meadows Drive

Eugene, OR 97401

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

Larry D. Wood

998 Chateau Meadows Drive

Eugene, OR 97401

Escrow No. OM093924GC

Title No. 093924

SWD

MTC 76879

### STATUTORY WARRANTY DEED

**James M. Cole and Traci L. Cole, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Larry D. Wood and Linda W. Wood, as tenants by the entirety**, 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 8, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**2407-007D0910500-000**

**Key No. 892136**

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.

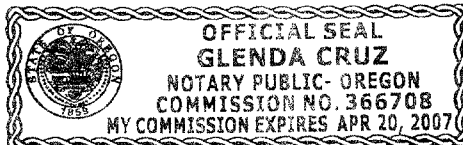
The true and actual consideration for this conveyance is **\$160,000.00**.

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 19 day of September, 2006.

James M. Cole

Traci L. Cole



State of Oregon

County of Deschutes

This instrument was acknowledged before me on September 19, 2006 by James M. Cole and Traci L. Cole.

Glenda Cruz  
(Notary Public for Oregon)

My commission expires 4-20-2007

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