

2007-003598

Klamath County, Oregon



00016363200700035980040041

03/02/2007 03:15:51 PM

Fee: \$36.00



After recording return to:  
Richard Lawrence and Patricia  
Lawrence  
138 Hwy 422  
Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:  
Richard Lawrence and Patricia  
Lawrence  
138 Hwy 422  
Chiloquin, OR 97624  
File No.: 7021-982291 (DMC)  
Date: February 28, 2007

THIS SP/

### STATUTORY WARRANTY DEED

**Donald E. Woods and Yong H. Woods, as tenants by the entirety**, Grantor, conveys and warrants to **Richard Lawrence and Patricia Lawrence**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. 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.

The true consideration for this conveyance is **\$83,000.00**. (Here comply with requirements of ORS 93.030)

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, 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 1<sup>st</sup> day of March, 2007.

Donald E. Woods  
Donald E. Woods

Yong H. Woods  
Yong H. Woods

STATE OF

County of

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Donald E. Woods and Yong H. Woods.**

See Attached

Notary Public for  
My commission expires:

**CALIFORNIA NOTARY ACKNOWLEDGEMENT**

STATE OF California )SS  
COUNTY OF Sonoma )

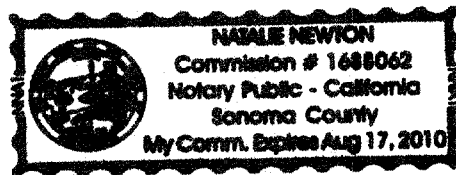
On March 1, 2007, before me, Natalie Newton,  
notary public, personally appeared  
Donald E. Woods and Yong H. Woods  
~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to  
be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized  
capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s),  
or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*This area for  
official notarial  
seal*

Signature N. Newton

My Commission Expires: Aug. 17, 2010



Notary Name: Natalie Newton  
Notary Registration Number: 1688062

Notary Phone: (707) 823-1046  
County of Principal Place of Business: Sonoma

**EXHIBIT A**

**LEGAL DESCRIPTION:**

All that portion of Government Lot 6 in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point described by two consecutive courses from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Schonchin Street in the Townsite of West Chiloquin, Oregon, namely North 59° 30' West 116.3 feet; and North 42° 39' West 295.0 feet; thence South 47 degrees 21' West 53.0 feet; thence Northwesterly at right angles 150.00 feet to the point of beginning, also known as Tract 121 Spinks Subdivision.