

2008-012998

Klamath County, Oregon



00053373200800129980020028

09/17/2008 02:46:55 PM

Fee: \$26.00



THIS SPA

After recording return to:
M. Maynard Wood and Joan C. Wood
4979 Southview
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
M. Maynard Wood and Joan C. Wood
4979 Southview
Klamath Falls, OR 97603

File No.: 7021-1276751 (DMC)
Date: August 26, 2008

STATUTORY WARRANTY DEED

Jayne N. Warner and Kermit R. Warner, as tenants by the entirety, Grantor, conveys and warrants to **M. Maynard Wood and Joan C. Wood as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 20 in Block 14 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Fiscal year real property 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.

The true consideration for this conveyance is **\$190,000.00**. (Here comply with requirements of ORS 93.030)

FLW

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 16 day of September, 2008.

Jayne N. Warner
Jayne N. Warner

Kermit R. Warner
Kermit R. Warner

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16 day of September, 2008
by **Jayne N. Warner and Kermit R. Warner.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009