

WTC 860325

THIS SPACE

2009-014336
Klamath County, Oregon



00075111200900143360010011

11/06/2009 03:24:21 PM

Fee: \$37.00

After recording return to:

Adron O. Wood

P.O. Box 585

Keno, OR 97627

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

Adron O. Wood

P.O. Box 585

Keno, OR 97627

Escrow No. AS0791291

Title No. 0086325

SWD

STATUTORY WARRANTY DEED

Linda A. Staton, Successor Trustee of the Forster Family Trust dated April 29, 2003, as to an undivided 36.6% interest; and Jack A. Staton and Linda A. Staton, husband and wife, as to an undivided 63.4% interest, Grantor(s) hereby convey and warrant to Adron O. Wood and Autumn Wood, husband and wife, 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:

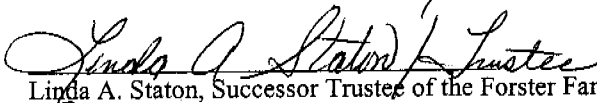
Lots 7 and 8 in Block 2 of KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

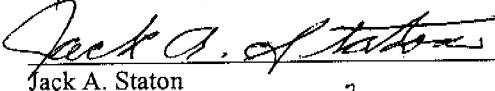
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

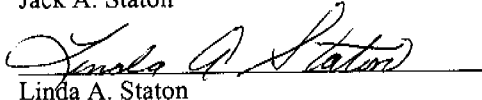
The true and actual consideration for this conveyance is **\$250,000.00**.

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 4th day of Nov, 2009

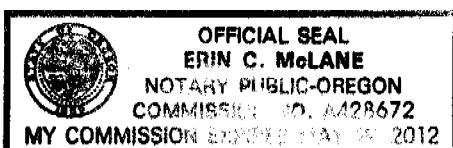

Linda A. Staton, Successor Trustee of the Forster Family Trust dated April 29, 2003

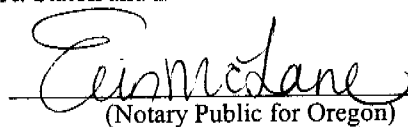

Jack A. Staton


Linda A. Staton

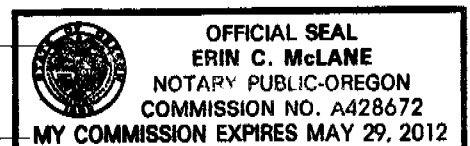
State of Oregon
County of Klamath

This instrument was acknowledged before me on November 4, 2009 by Linda A. Staton, Successor Trustee of the Forster Family Trust dated April 29, 2003, and Jack A. Staton and Linda A. Staton.




(Notary Public for Oregon)

My commission expires 5/29/12



374mt