

UTC 86344



THIS SPACE

2010-000323

Klamath County, Oregon



01/11/2010 01:49:40 PM

Fee: \$37.00

After recording return to:

Michael M. Wood

21609 Bella Flores Lane

Palo Cedro, CA 96073

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

Michael M. Wood

21609 Bella Flores Lane

Palo Cedro, CA 96073

Escrow No. AP0791325

Title No. 0791325

SWD

STATUTORY WARRANTY DEED

*and

Patrick Coniff and Brenda Coniff, as tenants by the entirety* Alicia M. Smith, Grantor(s) hereby convey and warrant to Michael M. Wood and Pamela L. Wood, husband and wife, Grantee(s) the following described real property in the County of ~~Jackson~~ and State of Oregon free of encumbrances except as specifically set forth herein: Klamath

Lot 19 in Block 3, TRACT 1051, LAKEWOODS UNIT NO. 2, 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 **\$256,000.00**.

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 8 day of January, 2010.

Patrick Coniff

Brenda Coniff

Alicia M. Smith

State of Oregon

County of Jackson

This instrument was acknowledged before me on Jan 8, 2009 by Patrick Coniff, Brenda Coniff and Alicia M. Smith.

(Notary Public for Oregon)

My commission expires 3.2.12



37AmT