

UTC 88458

2010-014467

Klamath County, Oregon

After recording return to:
Jon Mannila Nelsa Mannila 1045 Arrowsmith Eugene, OR 97402
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00094397201000144670010017

12/21/2010 03:23:11 PM

Fee: \$37.00

Order Number: 40523

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Bill A. Woods Grantor conveys and warrants to Nelsa R. Mannila and Jonathon J. Mannila, ~~Jon Mannila and Nelsa Mannila~~, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 13, Block 12, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 163325

Map/Tax Lot No(s): 2607-001A0-06400

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$108,000.00**. (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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

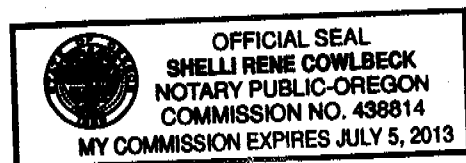
Executed this 10 day of December, 2010

Bill A. Woods
Bill A. Woods

State of **Oregon**, County of **Deschutes**) ss.

This instrument was acknowledged before me on this 10 day of December, 2010 by **Bill A. Woods**

Shelli Cowlbeck
Notary Public for Oregon
My commission expires: 7-5-2013



37AMJ