

GRANTOR
Margaret M. Price

GRANTEE
Margaret M. Wood
405 High St.
Klamath Falls, OR 97601

2011-08682
Klamath County, Oregon



00105188201100086820010015

07/27/2011 12:33:51 PM

Fee: \$37.00

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Margaret M. Price, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Margaret M. Wood, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All of Lot 6 and that portion of Lot 11 between Lots 5 and 6, and the Southerly 22 feet of Lot 5, in Block 50, FIRST ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Southwesterly corner of Lot 6 in Block 50 in FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, thence Northwesterly along the Westerly boundary line of Lots 6, 11 and 5 of said Block, 152 feet; thence Easterly and at right angles to said Westerly boundary line, 53.2 feet to the Easterly boundary line of Lot 5 in said Block; thence Southerly along the Easterly boundary line of said Lots 5, 11 and 6, 152 feet; thence Westerly and at right angles to said Easterly boundary line 52.2 feet to the place of beginning.

Together with easement as reserved in Warranty Deed recording January 31, 167 in Book M-67 at Page 751.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

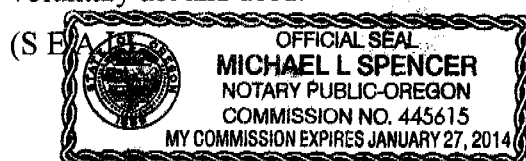
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 26 th day of July, 2011.

Margaret M. Price
Margaret M. Price

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Margaret M. Price and acknowledge the foregoing instrument to be her voluntary act and deed.



Before me, *[Signature]*
Notary Public for Oregon