

2012-000403

Klamath County, Oregon



01/18/2012 09:46:21 AM

Fee: \$42.00

After Recording Return to:

TYRONE S WOODS

151 EVERGREEN AVE

IMPERIAL BEACH CA 91932

SELER:

STEPHEN J THOULD

1462 TEMPLE HEIGHTS DR

OCEANSIDE CA 92056

Until a change is requested, please forward all
tax statements to:

TYRONE S. WOODS

151 EVERGREEN AVE

IMPERIAL BEACH CA 91932

Tax Assessor's Account No.

WARRANTY DEED

(Individual to Individual)

Grantor Stephen J Thould, does hereby grant, bargain, sell, convey,
and warrant unto TYRONE S WOODS, Grantee, the following lands and property,
together with all improvements located thereon, lying in the County of Klamath,
State of Oregon, to-wit:

- ☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
☒ Legal Description:

Lot 40, Block 31, Klamath Forest Estates, 1st Edition

Klamath County, Oregon

Street Address of Real Property:

The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$ 7000.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by
Grantor, if any, which are reserved by Grantor.

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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

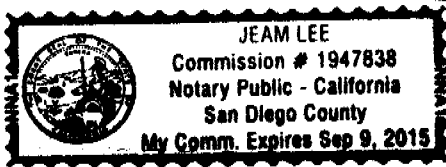
Taxes for tax year 7/1/2011 thru 6/30/2012 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this the 3rd day of JAN, 2012.

Tyrone S Woods
Signature
TYRONE S WOODS
Type or Print Name

California
STATE OF ~~OREGON~~ JL)
County of San Diego) SS.

The foregoing instrument was acknowledged before me this 12/3/2011 (date) by Tyrone Woods (name of person acknowledged.)



Jeam Lee
Notary Public for ~~Oregon~~ California
Jeam Lee
Type or Print Name

My Commission expires: Sep 9, 2015

Grantor (name, address and telephone)

Stephen J Thould
1462 Temple Heights Drive
Oceanside
Ca 92056

Grantee (name, address and telephone):

TYRONE S WOODS
151 EVERGREEN AVE
IMPERIAL BEACH
CA 91932