

UTC 92164

2012-002010

Klamath County, Oregon



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02/24/2012 11:41:01 AM

Fee: \$42.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. 02-608675
Title Order No. 0735375

Please print or type information.

1 AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **Dennis W. and Diane B. Wood**

Address: **1310 Washington Street SW**

City, ST Zip: **Albany, OR 97321**

2 TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:
Document Title(s): Statutory Warranty Deed

3 DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Seller Name & Address: **Douglas Arthur Taylor, 634 Rye Road, Quancam Beach BC Canada V9K1H8**

4 INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: **Dennis W. Wood, 1310 Washington Street SW, Albany, OR 97321**

Buyer Name & Address: **Diane B. Wood, 1310 Washington Street SW, Albany, OR 97321**

5 For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **Dennis W. Wood**

Address: **1310 Washington Street SW**

City, ST Zip: **Albany, OR 97321**

6 TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$56,500.00

427m

UTC 92164

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

Dennis W. and Diane B. Wood
1310 Washington Street SW
Albany, OR 97321

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

Dennis W. and Diane B. Wood
1310 Washington Street SW
Albany, OR 97321

Escrow No. 02-608675

Title No. 0735375

SWD1 r.041111

STATUTORY WARRANTY DEED

Douglas Arthur Taylor,

Grantor(s), hereby convey and warrant to

Dennis W. Wood and Diane B. Wood, husband and wife,

Grantee(s), the following described real property in the County of **Klamath Falls** and State of Oregon free of encumbrances except as specifically set forth herein:

SW1/4 of the SE1/4 of Section 31, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM all that portion lying within Table Land Road

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

T355 R11E Sec 31

Lot 1600

The true and actual consideration for this conveyance is **\$6,500.00**.

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:

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.

Dated this 13th day of February, ~~2011~~ 2012 ^M

Douglas Arthur Taylor
Douglas Arthur Taylor
Douglas Arthur Taylor

Province ^M
State of British Columbia
County of Qualicum Beach BC.

This instrument was acknowledged before me on February 13, ~~2011~~ ²⁰¹² ^M by Douglas Arthur Taylor.

M. Nichol
(Notary Public for British Columbia)
CANADA

My commission expires permanent commission

MARY NICHOL
NOTARY PUBLIC

Box 2069
Qualicum Beach, BC V9K 1T6
(250)-752-9206