

WARRANTY DEED

2013-010705

Klamath County, Oregon

John W. Wooding
Grantor

John W. Wooding, Trustee
E. Lynne McCormick-Wooding, Trustee
P.O. Box 866
Keno, OR 97627
Grantee



00142615201300107050010014

09/20/2013 11:36:04 AM

Fee: \$37.00

After recording return to:
Grantee
Until a change is
requested, all tax statements
shall be sent to the same address:

KNOW ALL MEN BY THESE PRESENTS, That JOHN W. WOODING, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOHN W. WOODING and E. LYNNE McCORMICK- WOODING, TRUSTEES OF THE WOODING FAMILY LIVING TRUST, Dated September 20th, 2013, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the this 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:

Lots 21, 22 and 23 of Block 2, SECOND ADDITION TO KENO HILLSIDE ACRES, in the County of Klamath, State of Oregon.
SUBJECT TO:

Conditions, Restrictions as shown on the recorded plat of Second Addition to Keno Hillside Acres;
Easement in favor of Pacific Power and Light Company, recorded January 21, 1966 in Book M-66 at Page 604;
Declaration of Conditions and restrictions recorded May 1, 1981 in Book M-82 at Page 7753

R3908-031DO-00900-000; R3908-031DO-01000-000; R3908-031DO-01100-000

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.

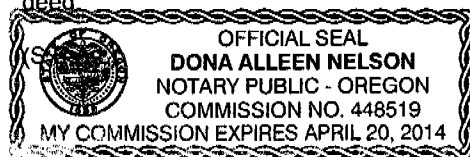
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 20th day of September, 2013; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

John W. Wooding

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named John W. Wooding and acknowledged the foregoing instrument to be his voluntary act and deed



Before me:
Notary Public for Oregon
My Commissioner Expires: 4-20-2014