

18 2205629



After recording return to:  
Shawn Bertini and Tonnie Bertini  
1058 Yasek Loop  
Toledo, OR 97391

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Shawn Bertini and Tonnie Bertini  
1058 Yasek Loop  
Toledo, OR 97391

File No.: 7111-2205629 (SJH)  
Date: February 24, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

2014-001728  
Klamath County, Oregon  
02/28/2014 10:48:20 AM  
Fee: \$47.00

### STATUTORY WARRANTY DEED

**Dennis W. Wood and Diane B. Wood, husband and wife**, Grantor, conveys and warrants to **Shawn Bertini and Tonnie Bertini as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**SW 1/4 SE 1/4 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.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$4,000.00**. (Here comply with requirements of ORS 93.030)

F.  
52.00

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.

Dated this 26 day of February, 2014.

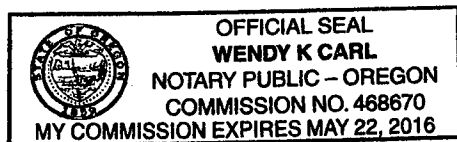
Dennis W. Wood  
Dennis W. Wood

Diane B. Wood  
Diane B. Wood

STATE OF Oregon )  
 )ss.  
County of Linn )

This instrument was acknowledged before me on this 26<sup>th</sup> day of February, 2014  
by **Dennis W. Wood and Diane B. Wood.**

Wendy K Carl



Notary Public for Oregon

My commission expires: 5/22/16