

2014-005586

Klamath County, Oregon



00153783201400055860030031

05/27/2014 11:31:32 AM

Fee: \$52.00

GRANTOR NAME AND ADDRESS

Raymond B. Wood,  
12575 Hwy 66W  
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS

Raymond B. Wood, Trustee of the  
Raymond B. Wood 2014 Revocable Trust  
12575 Hwy 66W  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law  
435 OAK AVE.  
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEE

**WARRANTY DEED - STATUTORY FORM**

**RAYMOND B. WOOD, Grantor, conveys and warrants to  
RAYMOND B. WOOD Trustee of the RAYMOND B. WOOD 2014  
REVOCABLE TRUST, Grantee, all of that certain real property  
located in Klamath County, Oregon and legally described on  
Attachment 1, attached hereto and incorporated by this  
reference herein as if fully set forth.**

The true and actual consideration for this conveyance  
is \$0. However, the actual consideration consists of or  
includes other property or value given or promised which is  
the whole consideration, being for estate planning  
purposes.

"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  
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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON  
LAWS, 2010."

DATED this 27 day of May, 2014.

Raymond B Wood  
RAYMOND B. WOOD, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 27 day  
of May, 2014, by RAYMOND B. WOOD, as Grantor.



Margaret John  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 9-12-14

K-31196 58677

WARRANTY DEED

Vol. 778 Page 26197

Daniel E. Lown and Linda L. Lown

KNOW ALL MEN BY THESE PRESENTS

hereinafter called the grantor, for the consideration of \$80,000.00, 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 and appurtenances thereunto belonging or appertaining, situated in the County of Klamath

after stated, to grantor paid by

into the said grantee and grantee's heirs, successors and assigns, and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land lying in Section 29 and Township 39 South, Range 8 EWM, being a portion of that real property described on map 559 Vol 259, said parcel more particularly described as follows: Starting at a steel stake set in a mound of stone, which stake marks the Northeast corner of the SE 1/4 Sec 29, thence South 89°19.9' East 1326.07 feet along a well established fence line to a fence corner, which fence corner is the true place of beginning of this description; thence South 0°53' West, 471.75 feet along a well established fence line to a fence corner; thence North 0°07' West, 18.53 feet to a fence corner; thence South 0°53' West 1422.99 feet along a well established fence line to a fence corner; thence South 72°14.4' West, 157.54 feet to a steel stake; thence South 0°53' West 20 feet, more or less to a steel stake which lies on the Northerly right of way line of Oregon Highway 66 as constructed; thence North 72°56.4' East, 444.5 feet along said Highway right of way line to a fence corner; thence North 0°59.7' East, 2928.52 feet along a well established fence line and line extended to a steel stake; thence North 89°19.9' West 279.32 to the point of beginning. To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the premises, free from all encumbrances, except Trust Deed in favor of Klamath First Federal Savings and Loan recorded in Vol. 776 page 3644, on March 15, 1976, securing \$26,500, said Trust Deed Grantees herein agree to assume and pay, Reservations, restrictions, rights of way of record and those apparent upon the land that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those of record under the above described encumbrances.

The true and actual consideration paid for this property, stated in terms of dollars, is \$80,000.00. However, the actual consideration consists of or includes the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 applicable to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of November, 1978; if a corporate grantor, it has caused its name to be signed and affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
November 20 1978

Personally appeared the above named Daniel E. and Linda L. Lown and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

STATE OF OREGON, County of Klamath } ss.

Personally appeared and each of them, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of November, 1978, at 2:27 o'clock P. M., and recorded in book 778 on page 26197 or as file/reel number 58677

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By Linda L. Lown Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Ray Wood  
Rt 3 Box 393  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal S/Loan

546 Main

NAME, ADDRESS, ZIP

3908 02900 00500