



THIS SPACE RESERVED FOR R

**2015-000592**  
**Klamath County, Oregon**  
01/22/2015 12:01:05 PM  
Fee: \$47.00

After recording return to:

WILLIAM MARION

21420 Colt Rd.

Klamath Falls, OR 97603

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

WILLIAM MARION

21420 Colt Rd.

Klamath Falls, OR 97603

Escrow No. MT102641DS

Title No. 0102641

SWD r.020212

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### STATUTORY WARRANTY DEED

**RONALD J. WOOD and JANICE R. WOOD,**

Grantor(s), hereby convey and warrant to

**WILLIAM MARION and LORI E. MARION, as tenants by the entirety,**

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

Lot 7, TRACT 1320 – KLAMATH HILLS, according to the official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$470,000.00**.

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, 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 13<sup>th</sup> day of January, 2015

x Ronald J. Wood  
RONALD J. WOOD

x Janice R. Wood  
JANICE R. WOOD

State of Oregon  
County of Douglas

This instrument was acknowledged before me on January 13, 2015 by RONALD J. WOOD and JANICE R. WOOD.

Shannon B. Campbell  
(Notary Public for Oregon)

My commission expires 11.5.16

