

**2015-003511****Klamath County, Oregon**

04/15/2015 02:43:32 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Damian Woodward

429 North 2nd Street

Klamath Falls, OR 97601

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

Damian Woodward

429 North 2nd Street

Klamath Falls, OR 97601

File No. 32895AM

STATUTORY WARRANTY DEED**Darlene E. Frost,**

Grantor(s), hereby convey and warrant to

Damian Woodward ,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:

**The central 36 feet and 8 inches of Lots 6 and 7 in Block 9 of EWAUNA HEIGHTS ADDITION TO THE
CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon. being more particularly described as follows:**

**Beginning on the Easterly line of Second Street at a point thereon 36 feet and 8 inches Southeasterly from the
most Westerly corner of Lot 6 aforesaid; thence Southeasterly along said line of Second Street 36 feet and 8
inches; thence Northeasterly and parallel with Jefferson Street, 104.2 feet, more or less, to the Easterly line of
Lot 7 aforesaid; thence Northwesterly along the said line of Lot 7, 36 feet and 8 inches; thence Southwesterly
and parallel with Jefferson Street, 104.2 feet, more or less, to the place of Beginning**

The true and actual consideration for this conveyance is **\$75,000.00.**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 6th day of April, 2015.

* Darlene E. Frost
Darlene E. Frost

State of _____ } ss
County of _____ }

On this _____ day of _____, _____, before me, _____ a Notary Public in and for said state, personally appeared Darlene E. Frost, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles
On April 6, 15 before me, Sharouna Daniali
Notary Public personally appeared Darlene E. Frost

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Sharouna Daniali

