

2015-005309

Klamath County, Oregon



00170001201500053090010013

05/26/2015 01:06:19 PM

Fee: \$42.00

**WARRANTY DEED**

Richard W. Wood  
1719 Lincoln Avenue  
Alameda, CA 94501  
Grantor

Richard W. Wood and Steven Wilson Wood  
1719 Lincoln Avenue  
Alameda, CA 94501  
Grantee

After recording return to and send all tax statements  
Grantee

KNOW ALL MEN BY THESE PRESENTS, that RICHARD W. WOOD, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to RICHARD W. WOOD and STEVEN WILSON WOOD, as tenants in common with right of survivorship, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in ~~San Francisco~~ Klamath County, Oregon, to-wit:

Lot 1, Block 12, FAIRVIEW ADDITION #2, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

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 18<sup>th</sup> day of May, 2015.

Richard W. Wood  
Richard W. Wood

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 Alameda )ss.

Personally appeared the above named Richard w. wood and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me: Nhat Nguyen  
Notary Public for California  
My Commissioner Expires: 04/05/2017

