



2015-012109
Klamath County, Oregon
11/05/2015 09:30:57 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bobby G.P. Wood and Melinda A. Wood

4205 Perry Street

Klamath Falls, OR 97603

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

Bobby G.P. Wood and Melinda A. Wood

4205 Perry Street

Klamath Falls, OR 97603

File No. 69036AM

STATUTORY WARRANTY DEED

Mark A. Daniels, Robert M Daniels and Jeff S. Daniels as successor co-trustees of the Harold Junior Daniels and Phyllis Louise Daniels Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Bobby G.P. Wood and Melinda A. Wood, 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 1 in Block 13 of Tract No. 1105, FOURTH ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$209,000.00.**

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:

Escrow No. 69036AM

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 2nd day of Nov., 2015

The Harold Junior Daniels and Phyllis Louise Daniels Revocable Living Trust

By: Mark A. Daniels
Mark A. Daniels, Co-Trustee

By: Jeff S. Daniels
Jeff S. Daniels, Co Trustee

Robert Michael Daniels
Robert Michael Daniels, Co Trustee

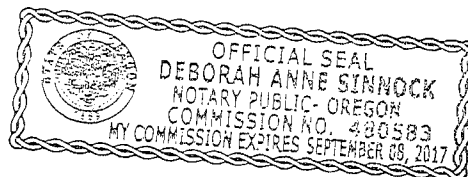
By: Mark Alan Daniels, ATTORNEY IN FACT
Mark Alan Daniels, as Attorney in Fact

State of OR } ss
County of Klamath }

On this 2nd day of Nov., 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Mark A. Daniels and Jeff S. Daniels, Co-Trustees of The Harold Junior Daniels and Phyllis Louise Daniels Revocable Living Trust, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 9-8-17



State of OR } ss
County of Klamath }

On this 2nd day of Nov., 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Mark Alan Daniels as Attorney in fact for Robert Michael Daniels, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

