



2016-012570
Klamath County, Oregon
11/23/2016 02:49:01 PM
Fee: \$47.00

THIS SPACE RES

After recording return to:

Jason Blain Cox and Angela Cox

4 NE 13th Street

Bend, OR 97701

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

Jason Blain Cox and Angela Cox

4 NE 13th Street

Bend, OR 97701

File No. 140578AM

STATUTORY WARRANTY DEED

R. Jack Wood, Trustee of the Jack & Patricia Wood Trust and under Agreement dated May 1, 2002,

Grantor(s), hereby convey and warrant to

Jason Blain Cox and Angela Cox, 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:

The W1/2 of the N1/2 of the S1/2 of the NE1/4 of the NE1/4 of Section 8, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2508-00800-00700-000

The true and actual consideration for this conveyance is \$90,500.00.

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:

Return To:



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 22 day of November, 2016.

Jack & Patricia Wood Trust and under Agreement dated May 1, 2002

R. Jack Wood
R. Jack Wood, trustee

State of Oregon } ss.
County of Deschutes }

On this 22 day of November, 2016, before me, Melody R. Zweigart a Notary Public in and for said state, personally appeared R. Jack Wood known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Jack & Patricia Wood Trust, and acknowledged to me that ~~he~~she they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melody R. Zweigart
Notary Public for the State of Oregon
Residing at: Bend OR 97707
Commission Expires: Sept 18, 2020

