



THIS SPACE RESERVE

2017-001666
Klamath County, Oregon
02/16/2017 01:32:00 PM
Fee: \$47.00

After recording return to:

Paul K. Childers and Deborah K. Childers

33327 Witam Bluff Drive

Chiloquin, OR 97624

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

Paul K. Childers and Deborah K. Childers

33327 Witam Bluff Drive

Chiloquin, OR 97624

File No. 148066AM

STATUTORY WARRANTY DEED

Douglas M. Woolley and Roberta M. Woolley,

Grantor(s), hereby convey and warrant to

Paul K. Childers and Deborah K. Childers, 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 18 in Block 4 of TRACT 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with an undivided 1/90th interest in and to Lot 12, Block 4 of TRACT 1065, IRISH BEND.

The true and actual consideration for this conveyance is **\$325,000.00**.

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 14 day of Feb., 2017

Douglas M. Woolley
Douglas M. Woolley
Roberta M. Woolley
Roberta M. Woolley

State of Arizona } ss
County of Mohave }

On this 14th day of February, 2017, before me, Dena Yeager a Notary Public in and for said state, personally appeared Douglas M. Woolley and Roberta M. Woolley, 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.

Dena Yeager
Notary Public for the State of AZ
Residing at: _____
Commission Expires: 10-9-18

