



THIS SPACE RESERVED FOR

2017-010363

Klamath County, Oregon

09/13/2017 12:40:00 PM

Fee: \$47.00

After recording return to:

Michael Wood and Ashlee Wood

1313 Wiard St.

Klamath Falls, OR 97603

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

Michael Wood and Ashlee Wood

same as above

File No. 183910AM

STATUTORY WARRANTY DEED

Sharon Kay Shockey, as Claiming Successor of the Estate of Juanita J. Shockey, Sharon K. Shockey (individually), Orville Ray Shockey and Nicholas T. Shockey

Grantor(s), hereby convey and warrant to

Michael Wood and Ashlee 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:

That portion of Lot 9 of Fair Acres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, lying North of the following described line:

Beginning at a point on the Eastern line of Wiard Street, said point being North 54.60 distant of the Southwestern corner of Lot 9, Fair Acres Subdivision No. 1, thence North 88°34'00" East 312.26 feet to a point on the Eastern line of said Lot 9, with bearings and distances based on Survey No. 3350 as filed in the Klamath County, Engineers Office.

The true and actual consideration for this conveyance is **\$118,000.00**.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 8 day of 2017 Sept.

The Estate of Juanita J. Shockey

By:

Sharon Kay Shockey
Sharon Kay Shockey, claiming successor

Sharon K. Shockey
Sharon K. Shockey

Orville Ray Shockey
Orville Ray Shockey

Nicholas T. Shockey
Nicholas T. Shockey

State of Oregon } ss
County of Klamath }

On this 8 day of September, 2017, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Sharon Kay Shockey, as claiming successor of the Estate of Juanita J. Shockey, Sharon K. Shockey (individually), Orville Ray Shockey and Nicholas R. Shockey, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/19/19

