



THIS SPACE RESERVED FOR

2018-009450

Klamath County, Oregon

08/09/2018 01:55:00 PM

Fee: \$87.00

After recording return to:

Nancy Owens

1130 Lincoln St.
Klamath Falls OR 97601

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

Nancy Owens

same as above

File No. 247126AM

STATUTORY WARRANTY DEED

Steven Gale Wood and Howard Dennis Wood,
not as tenants in common but with rights of survivorship,

Grantor(s), hereby convey and warrant to

Nancy Owens,

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:

Beginning at a point on the Easterly line of Lincoln Street (formerly Washington Street) distant 40 feet
Northeasterly from the most Westerly corner of Lot 6, Block 58, Nichols Addition to the City of Klamath
Falls (formerly Linkville), Oregon; thence Northeasterly along the Easterly or Southeasterly line of Lincoln
Street 40 feet; thence Southeasterly and parallel with Twelfth Street 100 feet; thence Southwesterly and
parallel with Lincoln Street 40 feet; thence Northwesterly parallel with Twelfth Street 100 feet to the
Easterly line of Lincoln Street aforesaid to the point of beginning, being a part of Lots 6 and 7, Block 58,
Nichols Addition to the City of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$109,000.00.

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:

2018-2019 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 6th day of Aug., 2018

Steven Gale Wood

Steven Gale Wood

Howard Dennis Wood

Howard Dennis Wood

State of Arizona } ss
County of Maricopa }

On this 6th day of Aug, 2018, before me, Patti Larsen a Notary Public in and for said state, personally appeared Steven Gale Wood and Howard Dennis Wood, 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.

Patti Larsen

Notary Public for the State of Arizona

Residing at: _____

Commission Expires: 2/7/19

