



THIS SPACE RESERVED FOR

2019-012505

Klamath County, Oregon

10/25/2019 01:56:01 PM

Fee: \$87.00

After recording return to:

Joseph Jene Gann

1122 Lincoln St

Klamath Falls, OR 97601

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

Joseph Jene Gann

1122 Lincoln St

Klamath Falls, OR 97601

File No. 322667AM

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### STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

**Joseph Jene Gann,**

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 the most Westerly corner of Lot 6, Block 58, NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of Lots 6 and 7 of said Block a distance of 100 feet; thence Northeasterly at right angles to Twelfth Street a distance of 40 feet; thence Northwesterly and parallel with Twelfth Street a distance of 100 feet to the Southeasterly line of Lincoln Street; thence Southwesterly along the Southeasterly line of Lincoln Street 40 feet to the place of beginning, being a part of Lots 6 and 7 of said Block and Addition.**

The true and actual consideration for this conveyance is \$119,000.00.

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:

87

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 23 day of October, 2019.

Steven Gale Wood  
Steven Gale Wood

Howard Dennis Wood  
Howard Dennis Wood

State of Arizona } ss  
County of Maricopa

On this 23rd day of October, 2019, 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: Maricopa, Arizona  
Commission Expires: 2/7/23

