

2020-003361

Klamath County, Oregon



00256305202000033610020026

03/18/2020 11:13:31 AM

Fee: \$87.00

After recording, mail to:
Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:
Carolyn J. Woods
1480 Ridgecrest Drive
Klamath Falls, OR 97601

WARRANTY DEED

Carolyn J. Woods, Grantor, conveys and warrants to Carolyn J. Woods, Trustee of the Carolyn J. Woods Trust dated March 13, 2020, Grantee, Carolyn J. Woods personally held fee title interest in the following described real property free of encumbrances except as specifically set forth herein:

A one-half interest in that real property
specifically described as follows:

Lot 2 in Block 6 of Tract 1145, NOB HILL,
A RESUBDIVISION OF PORTIONS OF NOB HILL,
IRVINGTON HEIGHTS, MOUNTAIN VIEW
ADDITION AND ELDORADO HEIGHTS, according
to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon

Tax Account No. 3809-020DD-10500
Key No.: 173476

more commonly known as 1480 Ridgecrest Drive, Klamath Falls, Oregon 97601. With the execution of this deed, the Carolyn J. Woods Trust and the Douglas S. Woods Credit Shelter Trust will each own an undivided one-half interest in the subject property as tenants in common.

There is no consideration for this conveyance. It is done for estate planning purposes.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF

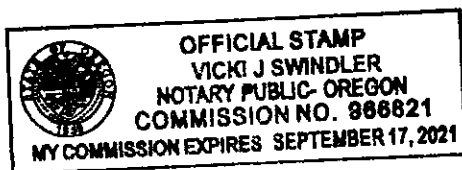
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION 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 13th day of March, 2020.

Carolyn J. Woods
Carolyn J. Woods

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on March 13, 2020, by Carolyn J. Woods.



Vicki Swindler
Notary Public - State of Oregon
My commission expires: 9-17-2021