

AFTER RECORDING RETURN TO AND SEND TAXES:
NICKOLAS AND JENNA WOOD
7416 GOLDEN TRAIL
KLAMATH FALLS, OR 97603

2023-003437
Klamath County, Oregon
05/05/2023 11:32:02 AM
Fee: \$87.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Jesse Westling and Genevieve Westling husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NICKOLAS WOOD and JENNA WOOD, AS TENANTS BY THE ENTIRETY.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor shall forever be harmless to and with said grantee and grantee's heirs, successors and assigns, and all encumbrances recorded against the property in Klamath County deed records, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 340,000. In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of April, 2023; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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

4048880-55

FIRST AMERICAN

X [Signature]
Jesse Westling

X [Signature]
Genevieve Westling

✓ STATE OF OREGON,)
) SS.
County of Klamath)
April 6, 2023

✓ STATE OF OREGON,)
) SS.
County of Klamath)
April 6, 2023

Personally appeared the above named Jesse Westling husband and wife and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Personally appeared the above named Genevieve Westling husband and wife and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:
[Signature]
Notary Public for Oregon
My Commission expires:

Before me:
[Signature]
Notary Public for Oregon
My Commission expires:

(OFFICIAL SEAL)
OFFICIAL STAMP
DEANNA RENEE BAKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1026784
MY COMMISSION EXPIRES JULY 25, 2026

(OFFICIAL SEAL)
OFFICIAL STAMP
DEANNA RENEE BAKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1026784
MY COMMISSION EXPIRES JULY 25, 2026

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 54 OF TRACT 1503, FIRST ADDITION TO SAGE MEADOWS PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

A.P.N.: 893863

Unofficial
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